

# Violet Township Board of Trustees

July 2, 2014

Public Hearing – Case Number 03-ZC-2014

Mr. Myers called the public hearing to order at 8:30 p.m.

Case Number 03-ZC-2014 is an application for rezoning filed by Tab Thompson of P.O. Box 447, Little Hocking, Ohio for property located at 7205 Babbert Place, owned by CASTAY LLC, P.O. Box 447, Little Hocking, Ohio. This application proposes to amend the Violet Township Zoning Resolution and rezone 7205 Babbert Place from the S-1, Professional and Commercial Services District to the C-3, Unlimited Commercial District to allow contracting and service companies as well as to allow service and repair company vehicles and equipment.

Ms. Sarko reported that the property is located on the south of US 33, west of Diley Road and on the west side of Babbert Place. The property contains a single family home and two detached accessory buildings. It was rezoned from a residential district to the S-1 Professional and Commercial Services District on April 1, 1997. She said that during Township Trustees meeting in 1997, it was noted the single family home is about 1000 square feet. She noted the property was previously occupied by Daff Construction.

The property is bounded on the north by properties zoned M-3 owned by Babbert Real Estate Investment and Michael and Penny Damron; on the east by property owned by RASL which is zoned C-2, and on the south property owned by Babbert Real Estate Investment which is zoned C-3.

The Township Land Use Plan designates this property to be Business and Industrial.

Ms. Sarko said that Fairfield County Regional Planning Commission considered this application during its May 6, 2014 meeting. She reported The Commission accepted Staff's recommendation and approved the rezoning of the property on Babbert Place. The RPC Staff recommendation stated: "RPC Staff recommends approval of the proposed rezoning. The Fairfield County Future Land Use Plan recommends that this parcel be developed with Highway Commercial land uses. The Violet Township Land Use Plan identifies this parcel being developed as business and industrial uses. In addition, the plan has included the site within the US 33 Corridor concept area which is identified as being developed with business and industrial uses."

The Township Zoning Commission held a duly noticed public hearing on May 20<sup>th</sup>. The Commission recommended approval of the application.

Mr. Thompson of P.O. Box 447, Little Hocking, Ohio, 45742 was present to answer any questions regarding his application.

Mr. Dunlap asked if Mr. Thompson was planning to put up an additional building for repair of the vehicles. Mr. Thompson said he would be doing this for sure in the future. Mr. Thompson said the property lays very nice and is all usable property.

Mr. Dunlap asked what Mr. Thompson was going to do with the house. Mr. Thompson said it would be an office as with the type of business (contracting and service companies) there wasn't a need for much office space.

Mr. Dunlap also asked if anyone currently resided in the home. Mr. Thompson said they had moved out. Mr. Dunlap wanted to make it clear that the (proposed) zoning classification does not permit the property to be used as a residence. Mr. Thompson said he understood this. Ms. Sarko noted for the Board that Mr. Thompson had inquired about obtaining a use variance to allow the upstairs portion of the house to be used as an apartment above the office space below.

Mr. Weltlich asked if all the fees had been paid. Ms. Sarko confirmed they had been paid.

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Mr. Myers asked if all the adjoining property owners had been notified. Ms. Sarko said they had been notified. Ms. Sarko noted that she had received a note from E.C. Babbert, which read "I, Ervin C. Babbert of E.C. Babbert, Inc. have no objection to the rezoning of the above property located at 7205 Babbert Place. Sincerely, E.C. Babbert CEO."

**Mr. Dunlap made a motion to close the public hearing at 8:40 p.m. and return to the regular Trustee Meeting. Seconded by Mr. Weltlich. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes; Mr. Myers, yes. Motion carried 3-0.**

Respectfully Submitted,

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Brian Sauer, Fiscal Officer

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Joniann Goldberg, Administrative Assistant

Approved by:

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Terry J. Dunlap, Sr., Trustee

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Harry W. Myers, Jr., Trustee

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Gary P. Weltlich, Trustee

Date: \_\_\_\_\_