

Violet Township Board of Trustees

November 1, 2017

Public Hearing - Case Number 02-ZC-2017

Mr. Myers moved to recess the regularly scheduled Trustee meeting and open case 02-ZC-2017. Seconded by Mr. Monhollen. Roll call vote: Mr. Myers, yes; Mr. Monhollen, yes; Mr. Dunlap, yes. Motion carried 3-0.

Also present were: Brian Sauer, Fiscal Officer; John Eisel, Director of Operations; Kelly Sarko, Zoning Inspector; Greg Butcher, Township Engineer; Mike Little, Fire Chief; Jim Paxton, Asst. Fire Chief.

An application for rezoning filed by Dan Losoncy, 101 N. High, Apt. C3, Gahanna for property owned by the Estate of William and Norma Losoncy. This application proposes to amend the Violet Township Zoning Resolution by amending the Violet Township Zoning Map to rezone 7± acres located at 7515 Reynoldsburg-Baltimore Road, Pickerington from the R-1, Single Family Residential District to the C-2, Limited Commercial District.

Ms. Sarko reported the property is located on the south side of Reynoldsburg-Baltimore Road west of Allen Road. A portion of the property, approximately 12.38 acres was zoned to the C-2 District in 1993. This application is requesting to rezone the remainder of the property, approximately 7 acres to the C-2 District.

She noted the Township Land Use and Transportation Plan designates this tract as Mixed Use. Regional Planning Commission recommended approval of this application at its September 5th meeting. RPC Staff Report had the following comments:

1. RPC staff recommends approval of the proposed rezoning. The parcel is already partially zoned commercial, it is recommended to eliminate dual zoning on one parcel. Staff recommendation was approval of the proposed rezoning.
2. Any new construction on the property will require a Special Flood Hazard Development Permit to be obtained through Fairfield County Regional Planning.
3. The Violet Township Land Use Plan identifies this parcel being developed with commercial type uses.
4. RPC staff recommends the applicant work with the township to address issues relating to landscaping and parking.

The Township Zoning Commission recommended approval of this application at its September 19th meeting.

Mr. Myers asked who owns the property now. Ms. Sarko explained Mr. and Mrs. Losoncy died earlier this year and it is now the Losoncy Trust. The property was transferred to the Losoncy Trust just days ago. The Executor of the Estate, Janet Schopman, gave Dan Losoncy permission to file the application. Mr. Myers was not sure that someone else other than the property owner can ask for a rezoning because at the time he was not the property owner. A discussion ensued about the Losoncy Trust and the probate process.

Mr. Dunlap asked if legal counsel was present at the other hearings. Ms. Sarko said she was not but Ms. Huber has a copy of the application. Mr. Dunlap asked the applicants to address the questions Mr. Myers had brought up.

Mr. Dunlap made a motion to close the public hearing at 8:08p.m. Seconded by Mr. Monhollen. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mr. Myers, yes. Motion carries.

Brian C. Sauer, Fiscal Officer

Joniann Goldberg, Administrative
Assistant

Approved by:

Terry J. Dunlap, Sr., Trustee

Darrin Monhollen, Trustee

Harry W. Myers, Jr., Trustee

Date: _____