

Violet Township Zoning Commission

December 18, 2007

John Biancamano called the meeting to order at 7:30 p.m.

Roll call: Ms. Love, yes; Ms. Hogan, Mr. Biancamano, yes. Also, present was Kelly Sarko; Zoning Inspector. Mr. Biancamano noted for the record a quorum was present.

Case No. 05-ZC-2007 (continued from November 20, 2007)

An application for rezoning filed by Alec Land, 7100 Rossman Court, Canal Winchester for property located at 7190 Babbert Place, Canal Winchester owned by Linda Hardwick. Mr. Land wishes to rezone the property from the R-1 Single Family Residential district to the C-2 Limited Commercial District in order to accommodate a veterinary hospital with dog and cat boarding.

Mr. Land was present to address the Commission. He said that he had attended the Fairfield County Regional Planning Commission meeting during which RPC had recommended approval of his application for rezoning.

He informed the Commission and said that it looked like they would be able to salvage some of the existing home but noted the foundation is in poor shape. He said he is not convinced it is worth salvaging the existing structure and plans to demolish it.

Mr. Land said he plans a stand-alone veterinary hospital with dog and cat boarding. He said it will be a single story building with a metal roof, a 4-foot high brick veneer with metal siding. He said that style of building lends itself well to veterinary hospitals. He said the foundation will be slab on-grade.

Mr. Biancamano explained to Mr. Land that any structure would need to comply with the provisions of the Violet Township Zoning Resolution.

Ms. Sarko noted that Regional Planning Commission for some reason considered this application a request for the S-2 District. She said they recommended approval of the request for S-2. She said that the application requests the C-2 District. Mr. Land confirmed that he wanted the C-2 District.

Ms. Sarko asked Mr. Land if he had received any word from the Fairfield County Department of Health regarding the on-site septic system. He said that he had not received any response from that agency. Ms. Sarko said that she would attempt to contact them as well.

Ms. Hogan made the motion to recommend to the Trustees that the property be rezoned to the C-2 District in order to accommodate a veterinary hospital with dog and cat boarding. Ms. Love seconded the motion. Roll call vote: Ms. Hogan, yes; Ms. Love, yes; Mr. Biancamano, yes. Motion carried.

Ms. Love made the motion to approve the minutes from the November 20, 2007 Zoning Commission meeting. Ms. Hogan seconded the motion. Minutes were approved by a unanimous vote.

Ms. Love made the motion to adjourn the meeting at 7:55 p.m. Ms. Hogan seconded the motion. Meeting adjourned upon a unanimous vote.

Joniann Goldberg, Zoning Secretary

John Biancamano, Chair

Date