

Violet Township Board of Trustees

December 19, 2007

Public Hearing - Case Number 04-ZC-2007 88± acres on the South Side of Basil Western Road to M-2

Mr. Dunlap made the motion to open the Public Hearing for Case Number 04-ZC-2007. Mr. Myers seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Weltlich, yes. Motion carried. Public Hearing opened at 9:50 p.m.

Ms. Sarko explained that Case 04-ZC-2007 was an application for rezoning filed by SR 33 LLC, 10400 Blacklick Eastern Road for 88 ± acres located on the south side of Basil Western Road, on the east and west sides of Amanda Northern Road, on the north side of US 33 owned by Ralph Davis, 7440 Amanda Northern Road. This application proposes to amend the Violet Township Zoning Code by amending the Violet Township Zoning map to rezone the subject property from R-1 single family residential district to the M-2 Limited Manufacturing District to accommodate commercial, office and industrial park uses as allowed under the M-2 zoning category.

Ms. Sarko reported that this application was considered by the Violet Township Zoning Commission during its October 16 and November 20, 2007 meetings. The Commission unanimously recommended approval of the application.

She reported that Fairfield County Regional Planning Commission had considered this application during its October 2, 2007 meeting. RPC stated that the area is targeted for commercial land uses and there are existing commercial land uses adjacent to the site. RPC Staff recommended that the developer work with existing residents to adequately buffer the site. She said that the Trustees should have received a copy of the RPC recommendation in their packet of information.

Ms. Sarko said this property is located in the area is within the Violet Township Land use Plan designated area for Business and Industrial uses. The Land Use Plan indicates the following uses are appropriate for this designation: large and small scale office facilities including office campuses, office/warehouse developments, health care facilities, moderate scale warehousing facilities. and regional sales and distribution uses. Ms. Sarko explained that the M-2, Limited Manufacturing District permits or is designated as an area for privately owned facilities for all types of manufacturing without exception. Manufacturing is defined as an activity whereby materials are formed, mixed and assembled or otherwise altered in shape, composition or appearance to produce products of greater value in the marketplace and the original material. This district also permits uses in the R-5, S-1, S-2, S-3, C-1, C-2 and M-1 districts. It also permits airports and heliports which comply with all regulations of federal and state aviation agencies.

Mr. Arcari was present to represent SR-33 LLC. He provided a brief overview. The specific property they are looking at is the Davis property located at the intersection of Basil Western and Amanda Northern Road.

He said the utilities are at the property at Basil Western Road and they are sized appropriately. The sewer line crosses the property

With regards to the road scheme shown on the drawings, Mr. Arcari said that these are proposed roads at this juncture.

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He said that they would like to use the property for mixed use commercial, that light industrial uses are proposed for the area west of Amanda Northern Road and office condos on the east side of Amanda Northern Road.

Mr. Arcari said they are targeting small owner operated facilities, not logistical centers or large facilities. They want to market to small businesses. He said it will be a campus setting with uniform lighting. There will be deed restrictions and development standards which will be more stringent than the Township's zoning. He said they are looking for owners who want an investment and care about their investment.

Mr. Arcari said they are proposing 3 to 4 phases with a 10+ year build-out depending on the market. He said the property has high visibility to US 33. They want to install a sign on the 33 side which would include a water feature. The development would be a destination with transportation made easy from the Hill/Diley interchange. He said they know that Fairfield County will be improving King's Crossing and taking the curve out of Basil Western Road. He said regarding County Utilities – it will be good business for the County to provide taps.

Mr. Arcari showed the potential layout to the Trustees and noted the lots are anticipated to be smaller 2+ acre lots which could accommodate 10,000 square foot structures. He said the ability exists to aggregate sites to accommodate larger structures. He said they estimate that 10 jobs per acre will be created with a potential of 900 employees which is a sizeable job creation.

With regards to the office side, he explained that it would be a later phase. They believe this office area to be a jewel. They will market small firms such as architects, engineers and accountants – smaller office needs. He said the building on this side will not go into the low area and they would stay away from the creek and they intend to keep this as passive green space. It would be properly landscaped and the tenants would generally be 9 to 5 businesses.

Mr. Arcari said this creates a tax base for the school district, the Township and County. He said he thinks it is a good fit with the Township Land Use Plan and will create quality jobs.

Norm Hopkins, 11300 Milnor Road said he was 100% for the project. It would take the CAUV out and would replace it with tax producing base in. He feels this is good property for this type of development.

Doug Kellogg, 8161 Basil Western Road, said he lives across the creek. He said he doesn't have a problem with most of the proposed development but thinks development should stop at Amanda Northern Road. He said there are neighbors across Amanda Northern Road.

John McGory of 37 E. Broadway, Westerville said they tried to be sensitive to residents and that the office condos were a transition area separating the industrial areas from the residential.

Mr. Myers asked how much open space would be dedicated. Mr. Arcari said that it was the floodplain and consisted of at least ten acres. Mr. Myers asked who would be responsible for maintaining the open space. Mr. Arcari said that the owners association would be responsible for maintenance and that responsibility would probably be turned over to the owners at build-out.

Don Plank, attorney for the applicant of 145 E. Rich Street, Columbus was present. He stated that on an industrial project like this tenants do not want the

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green space turned over until the end. In all likelihood he said they will continue to maintain it until about 95-100% is sold and then it would be turned over to the Owners Association.

Mr. Myers asked about TIFs – he said that these sorts of incentive programs can make school districts whole. He asked if there was a way that the Violet Township Fire Department could be made whole as there is no impact on the schools. The Violet Township Fire Department will serve the area. Mr. Arcari noted that at this juncture they were focused on the rezoning of the property.

Mr. Dunlap made the motion to close the public hearing on 04-ZC-2007. Mr. Myers seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Weltlich, yes. Motion carried.

Mr. Dunlap made the motion to take this under consideration at the next regularly scheduled Trustees meeting on January 2, 2007. Mr. Myers seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Weltlich, yes. Motion carried.

Mr. Myers moved to adjourn the public hearing for 04-ZC-2007. Seconded by Mr. Dunlap. Roll call vote: Mr. Myers, yes; Mr. Dunlap, yes; Mr. Weltlich, yes. Motion carried. Public hearing adjourned at 10:25 p.m.

Respectfully submitted,

Jim Van Kannel, Fiscal Officer

Joniann Goldberg, Zoning Secretary

Approved By:

Gary P. Weltlich, Chairman

Date

Harry W. Myers, Jr., Vice-Chairman

Terry J. Dunlap, Sr., Trustee