

Violet Township Board of Trustees
Public Hearing
November 4, 2009

Mr. Myers called the Public Hearing to order at 8:00 p.m.

Mr. Dunlap made a motion to recess the regular Trustee meeting and proceed into the Public Hearing for case number 01-ZC-2009. Seconded by Mr. Weltlich. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes; Mr. Myers, yes. Motion carried 3-0 at 8:00 p.m.

Ms. Sarko presented the case for Case Number 01-ZC-2009 – An application for re-zoning filed by Nikola T. Labudovski, 7203 Havens Road, Blacklick, Ohio 43004 for property located at 8262 Refugee Road, Pickerington, Ohio 43147 owned by Labud Enterprises, Ltd., 7203 Havens Road, Blacklick, Ohio. The application proposes to amend the Violet Township Zoning Code by amending the Violet Township Zoning Map to rezone the property located at 8260 Refugee Road from the R-2, Single Family Residential District to the C-2, Limited Commercial District.

Ms. Sarko stated that Fairfield County Regional Planning Commission, during its September 1 meeting noted the proposed use of the property appears to fit within the recommended Land Use Plan and the City of Pickerington. They noted, however, that due to safety concerns with the proposed access to the site concerns were raised by the County Engineers office as well as the Fire Department. Regional Planning recommended disapproval of the application in its current form. However, the Zoning Commission, after public hearings conducted on Feb. 24th, April 21st, June 16th, July 21st and September 15th the Commission recommended approval of the application.

Nikola Labudovski said he would like to rezone the property to eventually get some commercial on that property and try to conform to that side of the road.

Mr. Weltlich asked how long he has owned the property. Mr. Labudovski said about 5 years. Mr. Weltlich asked about the talk of putting in a restaurant. Mr. Labudovski said this idea has been abandoned. He also asked how he would address the concerns of the access. Mr. Weltlich asked if anyone had shared with him about the Access Management Plan. He does not really have any plans until he gets the property zoned.

Mr. Dunlap asked if the County said anything about him tying into his neighbors to the east. Mr. Labudovski said they really did not say too much about it.

Ms. Sarko added that it was the general consensus of the Zoning Commission that access was an issue regardless whenever the property develops. When Mr. Gilliland's property develops, Mr. Yapple said that the plan is for a future traffic signal and that there is already money in escrow to put that light in at some point in time. This has to now work backwards to the City to put the light in and not the County. The county will have requirements as well. There has been concession by the property owner.

Mr. Weltlich made a motion to close the public hearing for Case No. 01-ZC and make the decision at the next regular trustee meeting of November 18, 2009. Seconded by Mr. Dunlap. Roll call vote: Mr. Weltlich, yes, Mr. Dunlap, yes; Mr. Myers, yes. The Public Hearing was closed at 8:12 p.m.

Mr. Dunlap made a motion to return to the regularly scheduled Trustee meeting. Seconded by Mr. Weltlich. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes; Mr. Meyers, yes. Motion carried 3-0.

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Respectfully submitted,

Christopher H. Smith, Fiscal Officer

Joniann Goldberg, Admin. Assistant

Approved By:

Harry W. Myers, Jr., Chairman

Date

Terry J. Dunlap, Sr., Vice-Chairman

Gary P. Weltlich, Trustee