

# Violet Township Board of Trustees

June 5, 2019

## **Public Hearing – Case No. 02-ZC-2019 – To Rezone Property Located at 7515 Reynoldsburg-Baltimore Road from C-2 to R-1, Single Family Residential**

**Mr. Dunlap made a motion to open the Public Hearing at 8:07 p.m. for Case No. 02-ZC-2019. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 3-0.**

**Case Number 02-ZC-2019:** an application for rezoning filed by Janet Schopman, 3984 Russell Road, Ostrander, Ohio for property owned by The Losoncy Family Trust, Dated July 8, 2019, Janet Schopman Successor Trustee. This application proposed to amend the Violet Township Zoning Resolution by amending the Violet Township Zoning Map to rezone 19± acres located at 7515 Reynoldsburg-Baltimore Road, Pickerington from the C-2, Limited Commercial District to the R-1, Single Family Residential District.

Ms. Sarko reported this property is located on the south side of Reynoldsburg-Baltimore Road, west of Allen Road. A portion of the property was rezoned to the C-2 District in 1993. The remainder of the property was zoned C-2 in November 2017. The applicants, the Losoncy Family Trust, are seeking to rezone the property to the R-1 District.

The Violet Township Zoning Commission voted to recommend approval of the application on Tuesday, April 15.

Fairfield County Regional Planning Commission considered this application at their April 2, 2019 meeting. The Commission accepted Staff recommendation of approval of the proposed rezoning. RPC Staff had the following comments:

1. The 1993 recommendation for approval to the C-2 classification was technically spot zoning. Regional Planning anticipated commercial growth along SR 256 east of Pickerington that never occurred.
2. The 217 recommendation for approval was based upon avoiding having dual zoning on a single parcel of land supported by land use in the township's land use plan.
3. If current and foreseeable land use continues to be single family residential, then RPC staff has no objections to the zoning reverting back to R-1.

David Losoncy, Durham Circle, Pickerington, said he appreciated the Board looking at this zoning. He said his father had a vision of commercial growth in that district when he originally rezoned the 12 acres. He said they thought it would be best to rezone the entire property to a commercial district. He said it does not appear that (commercial) growth is moving that way on 256. He noted there was some disagreement with neighbors about the commercial zoning. He said the family decided the property should be rezoned to R-1 for residential use.

Mr. Dunlap asked if they were planning to sell the property as one piece or if they were going to split it. Mr. Losoncy said they would probably split it.

Mr. Dunlap asked how they planned to deal with the floodplain that is on the west side of the property. Mr. Losoncy said if there is floodplain on that side he believes it is a very small portion and thinks that it might be on the neighbor's on the west. He said most of the 256 frontage is out of the floodplain. He said there is floodplain along the railroad tracks to the south. Everything else is above the floodplain.

**Mr. Dunlap made a motion to close the public hearing on Case 02-ZC-2019. Mrs. Wilde seconded the motion. Roll call vote: Mr. Dunlap, yes; Mrs. Wilde, yes; Mr. Monhollen, yes. Motion carries 3-0.**

**Mr. Dunlap made a motion to make their recommendation at the next Trustee meeting. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes; Motion carries 3-0.**

**Mr. Dunlap made a motion to return to the Regular Trustee meeting at 8:13 p.m. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 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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Darrin Monhollen, Trustee

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Melissa Wilde., Trustee

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