

Violet Township Board of Trustees

July 5, 2018

Public Hearing

Case Number 01-ZC-2018: Rezone 6875 Pickerington Road from R-2 to M-2

Mr. Dunlap made a motion to come out of recess and go into the 8:00 p.m. scheduled public hearing. Seconded by Mr. Monhollen. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen; yes; Mrs. Wilde, yes. Motion carries 3-0.

Case Number 01-ZC-2018

An application for rezoning filed by James Reed, 11700 Winter Road, Amanda. This application proposes to amend the Violet Township Zoning Resolution by amending the township zoning map to rezone 2.43 acres located at 6875 Pickerington Road from the R-2, Single Family Residential District to the M-2, Limited Manufacturing District, in order to accommodate warehousing of service materials and machinery.

Ms. Sarko reported the Violet Township Zoning Commission held a public hearing on May 15, 2018 and, with a quorum present, they voted to recommend approval of this case. Fairfield County Regional Planning Commission (RPC) considered this application during its May 1, 2018 meeting. The RPC staff recommended disapproved of the application based upon traffic concerns, but the Commission voted to recommended approval of the application.

Ms. Sarko noted township staff is in the process of trying to set up a meeting to discuss the layout of the site regarding existing structures on the site, including the existing home and several outbuildings. One of the outbuildings will be removed. The property is designated for Business and Industrial uses. The property is located just south of U.S. 33 on the west side of Pickerington Road. It is bounded on the north by American Boring which is zoned C-3 and on the west by a Planned Business and Industrial District. Shoff Door Company is across the street from the property. There is also some residential uses that adjoin the property. It is a straight rezoning from R-2 to M-2. Mr. Reed was present to answer questions.

Mr. Dunlap asked for clarification about the RPC recommendation. Ms. Sarko said that the RPC staff makes a recommendation to the full commission. In this case, they recommended disapproval with the following comment: "Although the proposed land use seems to be compatible with existing and future land uses, staff has safety concerns with access issues noted in the County Engineer's Review. For this reason, staff cannot recommend approval of the rezoning".

Ms. Sarko confirmed with Mr. Reed that at the RCP meeting he had clarified the location of the driveway and after that clarification, the full commission recommended approval of the rezoning application.

James Reed, 11700 Winter Road, Amanda, Ohio, stated that he has not done anything on the property yet except cut down a few trees and clean up some weeds. He would like to put up a pole barn and understands that he needs to work with the township to get any permits required. He is waiting on the decision from this hearing.

Mr. Dunlap asked what Mr. Reed's intentions were in regard to the existing buildings. Mr. Reed said that he would use the existing house as an office. Mr. Dunlap asked if he planned to restore the logs. Mr. Reed confirmed that the house was a log structure and he would probably put vinyl siding over it. He said that someone had torn off the drywall inside to verify what was underneath. He has looked at the logs and it appears that it would be easier to put up new drywall inside and vinyl siding outside than to restore the logs. Mr. Dunlap asked about Mr. Reed's intentions for the other building which was originally a train baggage building near the railroad tracks. Mr. Reed said he is currently using it for storage. Mr. Dunlap asked if he would continue to use it for storage. Mr. Reed said yes, the building is pretty sound, but he needs to make some repairs to it. Mr. Dunlap commented that it had been moved to its current location with logs and teams of horses.

Mr. Dunlap asked if the driveway was going to be located between the house and the outbuilding. Mr. Reed said yes. Currently there is an old summer kitchen located in the middle, but it will be torn down and the driveway will be installed almost directly across the street from the driveway for Shoff Door Company. There is a temporary gravel access to the site now, but once the summer kitchen is torn down, the driveway will be moved further north to allow better street visibility from U.S. 33 and safer access with more distance from the proposed building for turning.

Mr. Dunlap asked how big the pole barn would be. Mr. Reed said he wasn't sure, but he was thinking around 4,000 square feet; possibly 50'x70' or 40'x80'. Mr. Dunlap asked the purpose of the building. Mr. Reed said parking equipment and storage, but mostly to keep his trucks inside and out of the weather.

Mr. Dunlap asked Mr. Reed if he would consider contacting the township if at some time in the future he no longer wanted the old train baggage building as the township might be interested in moving it and restoring it. Mr. Reed said sure.

Jennifer Huber, Township Legal Counsel, asked if the location of the temporary gravel driveway was the issue with the RPC staff. Mr. Reed said yes, the staff thought the driveway was going to be right next to the old train baggage building. When he explained that it was just temporary, until he could get the summer kitchen torn down and planned to move the driveway further north, the RPC didn't have a problem with it.

Mr. Dunlap asked Ms. Sarko if everything was in order. She said yes; the only thing they are working on is the site layout and setbacks. Mr. Dunlap noted that there was a great deal of brush that needed cut down. Mr. Reed agreed and said that he had been working on it.

Ms. Sarko asked how long the property has been vacant. Mr. Reed said 18 years and there have been a lot of trees that have grown up in that time.

Mr. Dunlap asked about the zoning for the American Boring and Shoff Door Company properties. Ms. Sarko said American Boring was zoned C-3 and Shoff Door was C-2. Mr. Dunlap asked about the zoning of other surrounding property. Ms. Sarko said the property to the west was a Planned Business and Industrial District and across the street is R-1 and R-2. Mr. Dunlap asked if there were any complaints from the residents across the street. Ms. Sarko said no.

There was no one else in attendance to comment.

Mr. Dunlap made the motion to close the public hearing at 8:13 p.m. and make a determination at the next regularly scheduled Trustees meeting on July 18, 2018. Mr. Monhollen seconded the motion. Mr. Reed asked if he could attend that meeting. Mr. Dunlap said yes. Mr. Monhollen advised Mr. Reed that it would have no bearing on what was done tonight and that it was the normal protocol to make a determination at the next meeting. Ms. Sarko could advise him of the decision. **Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 3-0.**

Respectfully Submitted,

Brian Sauer, Fiscal Officer

Peggy Portier, Administrative Assistant

Approved by:

Terry J. Dunlap, Sr., Trustee

Date: _____

Darrin Monhollen, Trustee

Melissa Wilde, Trustee