Mr. Biancamano called the meeting to order at 7:30 p.m. and roll was called.

Members present: Mr. Decker, Mr. Palsgrove, Mrs. Hogan, and Mr. Biancamano. Also present was Ms. Kelly Sarko, Zoning Inspector and Jennifer Huber, Legal Counsel

Mr. Palsgrove made a motion to approve the minutes from the January 16, 2018 meeting. Seconded by Mr. Decker. Roll call vote: All Ayes. Motion carried.

Mr. Biancamano appointed Mr. Decker to serve as Acting Secretary for the meeting.

Mr. Palsgrove recused himself from the public hearing, as he is an adjoining property owner.

Case Number 01-ZC-2017

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

Ms. Sarko reported this property is located on the west side of Pickerington Road south of U.S. 33 and contains 2.43 acres. The property currently contains a single family home and several small out buildings. The property is bounded on the north by a property zoned C-3, Unlimited Commercial District. Steve and Nancy Palsgrove own the property to the west and part of their property is a Planned Business/Industrial District. Properties on the east side of Pickerington Road are zoned R-1, Single Family Residential. The Schoff property on the east side of Pickerington Road is zoned C-2, (Limited Commercial District) and Vernon Morrison’s property at the intersection of Benedum and Pickerington Roads, south of this property is zoned R-2 single family Residential.

Ms. Sarko stated the M-2 district permits privately owned facilities of all types of manufacturing without exception. It also permits uses in the R-5, S-1, S-2, C-1, C-2 and M-1 Districts.

The Violet Township Land Use Plan designates this area as Business and Industrial.

Fairfield Regional Planning Commission considered this application at their May 1, 2018 meeting and recommended approval of this application.

Mr. Decker asked what had been done about the fire and emergency access. James Reed, 11700 Winter Road Amanda said his business was a small business that did not have walk-in traffic. The traffic was limited. He said they have three bucket trucks and he needs storage area. He said he currently has space in Carroll at A-1 Storage, where they run the business. His business is a sign company. He said they would use this property for storage of bucket trucks. The front would be the office. He said there would be parking in the back.
Mr. Decker asked if he was using this space as a residence. Mr. Reed said no and that it had been empty for eighteen years. He purchased this space about 3 months ago.

Mr. Decker asked if he manufactured the signs himself. Mr. Reed said he did not but he services and installs signs for Wendy’s, McDonalds, and Tim Horton’s.

Mr. Reed said he was going to be using the existing old buildings on the site. He said one is the old train station. He said there is another building on the south of the existing building and one in the center that will be removed. He explained where his driveway would be located.

Mr. Reed provided Ms. Sarko a copy of the site plan.

Mrs. Hogan asked what the concerns were in RPC’s staff report. Mr. Reed said he had dumped gravel on his driveway and it was right next to the train station building and the County wanted the driveway farther north. He said he told them he was tearing down the one building, his driveway would be directly across from where you go in the shop door, and they said that would be fine.

Mr. Biancamano asked if all the adjoining property owners had been notified. Ms. Sarko said they had. Mr. Biancamano also asked if she had received any concerns. Ms. Sarko said she had not.

Mr. Decker made a motion to recommend approval of this application. Mrs. Hogan seconded the motion. Roll call vote: Mr. Decker, yes; Mrs. Hogan, yes; Mr. Biancamano, yes. Motion carried.

Ms. Sarko explained the Board of Trustees would receive this application at their June 6th meeting. On that date, they will set a date for the public hearing for this application.

Ms. Sarko explained that Ms. Mattei would be asking the Commission to meet with representatives from MORPC and Don Brosius to talk to them about a JEDD area, thoroughfare routing through the Township and planning for an Overlay District that will accompany the traffic scenario in the Refugee Road Corridor.

Mrs. Hogan asked if there was any similar discussion to updating the Comprehensive Plan. Ms. Sarko said they know that the study that MORPC is conducting will be a component and ultimately part of the Land Use Plan.

Mrs. Hogan made the motion to adjourn the meeting at 7:55 p.m. Seconded by Mr. Decker. Roll call vote: All Ayes.

Mark Decker, Acting Secretary

John Biancamano, Chair

Date