

RECORD OF PROCEEDINGS
Violet Township Zoning Commission

March 19, 2019

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

Members present: Mr. Palsgrove, Mr. Bussom and Mr. Biancamano, Also present was Kelly Sarko, Zoning Inspector and Holly Mattei, Development Director.

Mr. Biancamano acknowledged the unexpected passing of Monica Hogan who was a long time member of this Commission. She will be missed.

Mr. Biancamano appointed Bob Bussom to be acting Secretary for this meeting.

Mr. Palsgrove made the motion to approve the minutes from the June 19, July 17 and August 21, 2018 Zoning Commission meetings. Mr. Bussom seconded the motion. Roll call vote: Mr. Palsgrove, yes; Mr. Bussom, yes; Mr. Biancamano, yes. Motion carried.

Mr. Biancamano discussed the format he would like to see for the minutes.

Case Number 01-ZC-2019

Ms. Sarko read the application: an application for re-zoning filed by Violet Township Board of Trustees, 12970 Rustic Drive, Pickerington, Ohio. This application proposes to amend the Violet Township Zoning Resolution by amending the Violet Township Zoning Map to rezone the property owned by the Violet Township Board of Trustees, 10190 Blacklick-Eastern Road, Pickerington, from the R-1, Single Family Residential District to the C-2, Limited Commercial District in order to accommodate Township Administrative Offices, event center, parkland as well as office and commercial uses compatible with the surrounding area.

Mrs. Mattei reported this property was formerly owned by the Wolfe Family. The Township was approached in February 2018 about the possibility of demolishing the existing structures and replacing them with single family houses and multi-family dwelling units. The Township did not want to see these structures demolished and were able to negotiate the purchase of the property. The sale of the property closed in July of 2018. The Township will be the Administrative offices into this facility soon.

Mrs. Mattei explained there are 10 acres along I-70 the Township would like to split to market for a hotel, offices, and high end restaurant uses. She explained we are proposing a C-2 zoning to bring the existing uses into compliance. She added the Township plans to retain the 26 acres of woods along S.R. 204, which buffers the existing uses from 204 and Taylor Road.

She further explained that we see possible partnerships with other communities and agencies, such as the Fairfield County TID, to try to bring local match dollars to help accelerate the Taylor Road interchange project and help promote economic development to the 10 acres.

Access currently to the site is from S.R. 204 which is the main access and will be a one way in to service the offices and the other uses . On the Taylor Road side, an entrance referred to as the bus access or south access on Taylor Road will be the way out of the property.

Mrs. Mattei noted the application was reviewed by Regional Planning Commission earlier this month and they had recommended approval.

Mr. Biancamano asked if Ms. Sarko had received any written comments about the property. Ms. Sarko said she had not received any.

Mr. Biancamano said this contributes to the economic development of the Township. Mr. Biancamano noted that this positions the Township for the Taylor Road overpass and noted the day will come when this is leads directly into Reynoldsburg.

Mr. Biancamano opened up discussion to the audience for any questions.

Mr. Bussom made the motion to recommend approval of Case Number 01-ZC-2019 to the Trustees. Mr. Palsgrove seconded the motion. Roll call vote: Mr. Bussom, yes; Mr. Palsgrove, yes; Mr. Biancamano, yes. Motion carried.

Mr. Palsgrove made the motion that Mr. Biancamano remain Chair for the upcoming year. Mr. Bussom seconded the motion. Roll call vote: Mr. Palsgrove, yes; Mr. Bussom, yes; Mr. Biancamano, yes. Motion carried.

Mr. Palsgrove made the motion that Mr. Bussom be Vice Chair. Mr. Biancamano seconded the motion. Roll call vote: Mr. Palsgrove, yes; Mr. Biancamano, yes; Mr. Bussom, yes. Motion carried.

Ms. Sarko reported Mr. Rowell had stated he would like to continue being Secretary.

Mr. Biancamano moved that Mr. Rowell be named the Secretary. Mr. Palsgrove seconded the motion. Roll call vote: Mr. Biancamano, yes; Mr. Palsgrove, yes; Mr. Bussom, yes. Motion carried.

Mr. Palsgrove made a motion to adjourn the meeting at 8:00 p.m. Seconded by Mr. Palsgrove. Roll call vote: All ayes.

Respectfully submitted,

John Biancamano, Chair

Steve Palsgrove, Acting Secretary

Date: _____