

**RECORD OF PROCEEDINGS**  
**Violet Township Zoning Commission**

**April 16, 2019**

Mr. Biancamano called the meeting to order at 7:36 p.m. and roll was called.

Members present: Mr. Decker, yes; Mr. Bussom, yes; Mr. Palsgrove, yes and Mr. Biancamano., yes.

Mr. Biancamano appointed Steve Palsgrove as the acting Secretary.

Mr. Bussom made a motion to approve the minutes of the March 19, 2019 meeting. Mr. Palsgrove seconded the motion. Roll call vote: All aye.

Mr. Biancamano addressed the fact that when there is something the Commission feels needs reflected in the minutes they should say so; that way the secretary will know. .

**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 rezoned 19± acres located at 7515 Reynoldsburg-Baltimore Road, Pickerington from the C-2, Limited Commercial District to the R-1, Single Family Residential District.

Mr. Biancamano said it was zoned to commercial zoning to eliminate dual zoning. It appears the owners now have decided the property is more marketable if it is R-1. Mr. Decker said the question is - is R-1 better for the community than C-2. Mr. Biancamano said the surrounding parcels are all residential. There were neighbors who objected to the recent commercial zoning. Mr. Biancamano said in many ways he feels better having it residential.

Mr. Biancamano said we have received Fairfield Regional Planning's recommendation.

Ms. Sarko reported that RPC considered this case during its April 2, 2019 meeting. The Commission accepted staff's recommendation of approval of the proposed rezoning of the 19.38 acres on Reynoldsburg-Baltimore Road. She said 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 corridor east of Pickerington that never occurred.

2. The 2017 recommendation for approval was based upon avoiding having dual zoning on a single parcel of land supported by recommended 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.

Mr. Biancamano said the rationale for our approval would be to bring this parcel back into conformity to R-1.

Mr. Bussom asked about Section 4 in the application and asked if this is how it is being utilized currently even though it is zoned commercial. Ms. Sarko said it is currently used for residential and agricultural purposes.

Mr. Palsgrove made the motion to recommend approval of Case Number 02-ZC-2019 to the Trustees. Mr. Bussom seconded the motion. Roll call vote: Mr. Palsgrove, yes; Mr. Bussom, yes; Mr. Biancamano, yes; Mr. Decker, 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.

Mr. Palsgrove made the motion to adjourn the meeting. Mr. Bussom seconded the motion. Roll call vote: All aye. Meeting adjourned at 7:54 p.m.

Approved By:

\_\_\_\_\_  
Dan Rowell, Secretary

Date: August 20, 2019

\_\_\_\_\_  
John Biancamano, Chair

\_\_\_\_\_  
Bob Bussom, Commission Member

\_\_\_\_\_  
Mark Decker, Commission Member

\_\_\_\_\_  
Steve Palsgrove, Commission Member