

October 4th Zoning Meeting Minutes

Written by Leyila Cabus

Call to Order 7:00 at the Hilltop Library.

- Members present are Rita Cabral, Eli Bohnert, Larry Weber, and Mick Newman.
- The first part of the meeting detailed that Mick Newman became Vice Chair and they went through training procedures for the Zoning Vice Chair.
- Only the chair and vice chair have access to the Zoning email under the West Scioto Area Commission.

New Business

Z23-048 4398 Trabue Road:

- The applicant requests that they rezone back to manufacturing (L-M from LC2) to allow for a new logistics facility.
- The applicant intends to keep the buffer area on Trabue and maintain the screening and landscaping requirements from the previous rezoning from 2021.
- The use is changing from office space to a logistics center. This would include increased trucking traffic from 8:00 AM to 3:00 PM. No more than 50 trucks would come through a day.

- The semis would not contain hazardous materials or live animals. The applicant claims that there would be nothing contained that would cause environmental harm or excess noise.
- Only trailers would be stored outdoors. No goods will be stored outdoors.
- Storage would be located behind the building.
- There is no site plan. The applicant does not have imminent plans. The applicant estimated that building a logistics center would happen in about four years.
- The applicant claims that no trailers would be stacked.
- The site will not be developed across both parcels. The applicant does not plan to split the site.
- There will be twenty employees on site.
- Parking and storage will be behind the building.
- The applicant does not know which part of the parcel they will be storing the trailers other than behind the designated logistics building.
- The applicant claims that the lighting on Trabue Road would be downlit.
- Cabral believes that the project does not conform with the surrounding projects which are all employment spaces/office spaces.
- Cabral would not like to commit to changing the zoning without further information.
- Weber explains that an unnamed resident/business owner opposes the project because they are worried about increased traffic.
- There has been no traffic study conducted for the proposed project.
- Quaker Holdings did not want to consent to buying the property without having a set zoning of L-M.

- A resident expressed that the surrounding area is an office park and that the storage proposed would not align with the current surroundings.
- The only noise produced would be from the trucks pulling in and pulling out.
- The applicant assures that they will commit to not having loose materials and nothing higher than 14 feet.
- Cabral requests that a complete site plan is produced before the committee can approve the project.
- The applicant would have a 30' setback from the building and a 10' setback for parking.
- Multiple committee members express that they do not feel like the project is a good fit for the area and they are concerned that there is a lack of a site plan.
- No vote was called. The applicant agreed to come back on November 1st. The applicant agreed to come back with potential footprints for the approximations for the building.
- Next month's meeting will discuss BZA 23-108 3400 Twin Creeks Drive.

614 Beautiful:

- Weber would like to apply for a \$15,000 grant for 614 Beautiful. An organization needs to approve of the process and Cider Mill does not have an Home Owners Association. Weber requests that the WSAC
- Weber would like a new sign on Wilson and Cider Mill. The base of the sign would be made of stone (preferably stones from the quarry) it would also have the symbolism of apple cider because the previous land used to be an orchard.
- If there is money left over, it might be requested that there will be bus stop improvements in the area.

- Weber requests that the Zoning Committee will make a letter of recommendation for the 614 Beautiful project proposed by Weber.
- Newman motioned to approve an endorsement of the project proposed by Weber. Bohnert seconded the motion. The motion was approved.

Old Business:

- Cabral gave an update Z23-012 3451 Trabue Road. Preferred Living's project will not be on the Development Commission for October.