



WEST SCIOTO AREA COMMISSION
ZONING & VARIANCE COMMITTEE
August 2, 2023 – 7:00pm

Columbus Metropolitan Library,
Hilltop Branch, Meeting Room 1, 511 S Hague Ave

Committee Business:

- Call to order
- Roll Call: Rita Cabral, Larry Weber, Vance Cerasini, Deb Boyd

- May's Zoning meeting was held on May 3, 2023
 - Approval of May 3, 2023 meeting minutes
 - Cmsr. Cabral made a motion to accept the May 3, 2023 minutes
 - Cmsr. Weber seconded motion

- June's Zoning meeting was held on May 31, 2023
 - Approval of May 31, 2023 meeting minutes
 - Cmsr. Weber made a motion to accept the May 31, 2023 minutes
 - Cmsr. Cabral seconded motion
 - Roll was called and motion carried unanimously

- Cmsr. Weber made a motion to elect Cmsr. Cabral as Chairperson of the Zoning Committee
 - Cmsr. Cerasini seconded motion.
 - Roll was called and motion carried unanimously.

- Cmsr. Boyd made a motion to nominate Mick Newman as Zoning Committee Vice Chair
 - Cmsr. Weber seconded motion
 - Roll was called and motion carried unanimously.

Zoning Application

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Application: Z23-042
4398 Trabue Road
Representing the Applicant: Mr. John Stevenson, Attorney

Mr. Stevenson explained that the original application was approved in 2021 for commercial and office space use. In the original application, applicant committed to certain setbacks and screening along Trabue Rd.

Applicant does not currently own the property but is in contract.

Current application is now requesting a change to industrial use for a trucking company and storage of shipping containers.

Mr. Stevenson explained that trucks will get loaded with contents from warehouse / containers and leave.

Mr. Stevensen indicated that the Applicant is in the early stages of development now and are wondering what concerns the community has regarding this development.

Residents in attendance were Darryl and Susan Riley. Their back yard is adjacent to Trabue Road which is directly across from proposed development. They are very concerned about preserving the 100' setback and the existing trees along Trabue.

Mr. Stevensen explained what he knew about the development:

- This will be a trucking terminal
- Looking for sentiment check on the use on proposed; therefore doesn't have full documentation such as elevations, materials.
- Just looking if the community would be opposed to the use with the same commitments that were previously made.
- The type of containers that will be stored there would "sea-containers".
- Applicant may have to use Trabue Road for ingress/egress but they are hoping for main access off of Arlingate Rd. The access property onto Arlingate road has been purchased but it is not recorded
- Acknowledged a traffic study will be done
- There will be limited outside storage and the
- Storage area will be screened from residential view.
- Must see if they can have a building without wetland remediation.
- Doesn't have any pavement information

Commissioners asked for clarification on:

- the operation hours of the company
- will the containers be stacked? -- Mr. Stevensen wasn't sure
- unsure of what will be in the containers; but it wouldn't be hazardous
- If the applicant can mark the 100' setback. Mr. Stevensen will talk with his client if possible.
 - Darryl offered to show the committee

Based on the presentation at the meeting, the Committee has the following questions that Mr. Stevensen will take to his client for clarification and will come back to the Committee with updates.

Questions:

- What type of traffic
- Volume of traffic
- What type of usage
- Screening along property line and 270
 - only committed to screening along Trabue
- What are the hours of operation
- Height of stacked containers
- Location of containers
- Lighting -- location of poles. Will work on having the lighting "go down"
- Type of storage

- Access off Trabue is a concern. Preference is for off Arlingate – has that property been
- building is for storage -- warehouse
- 1 story building. Not taller than 35'
- estimated of # of trucks in/out
- types of trucks picking up from storage semi's , box trucks
- Employee parking lot?
- # of employees anticipated_?
- Crane involved for stacking the containers?
- height of containers they will be storing

Resident Mr. Riley said this proposed development doesn't really fit the area, which is mostly residential. What manufacturing is there, is very very light. Mr. Riley wanted the Committee to know that once this parcel was purchased, Applicant would own approximately 20 acres with the two (2) parcels.

Cmsr. Cabral gave an update on the Zone-In meeting she attended. The next meeting is in October. Cmsr. Cabral will give the commit notice once a date has been determined. Note: Trabue is not on the corridor plan.

Commissioners discussed a need for a secretary for the Zoning Committee in order to allow the Committee members to concentrate on the application presentations and discussions.

Cmsr. Cerasini has offered to be the back-up Secretary when current secretary isn't in attendance.

Cmsr. Cabral asked if we had reviewed the locations of various preferred Living locations. Cmsr's Boyd, Cerasini and Weber had not. Cmsr. Cabral will email the address of the locations she suggested we review.

Cmsr. Cabral said Johnnies Tavern on Trabue had been sold to a possible developer but is unsure of who purchased it.

Motion was made by Cmsr. Boyd to adjourn and the motion was seconded by Cmsr. Cerasini at 8:27pm.