

West Scioto Area Commission Zoning and Variance Committee Meeting  
December 6, 2023

Call to order: 7:05 PM at 311 S Hague Avenue

Roll call

Members present: Eli Bohnert, Rita Cabral, Vance Cerasini, Deb Boyd, Larry Weber

Eli motioned to accept November minutes, Rita seconded

New Business

BZA22-075 – 1564 Westbelt Dr. - applicant presentation:

- Victor (presenter)
- It's currently a vacant parcel
- City made comments to add more trees and shield with a hedge
- In this application, we are asking for less setback so a structure can fit
- The building will hold light accessories
- Deb – Will there be trucks and what size? Victor – just small trucks – too small for bigger trucks. There will be eight parking spaces
- Rita – How much setback for the front of the building?
- Larry – What's the nature of parcel now? Victor – wooded
- Victor – We're asking for a 10' setback along Equity Dr and Westbelt Dr
- Rita – The site is tight and visibility is limited. Planning talked about a sidewalk. Victor – yes we are providing both
- Deb – Trash can location? Is there enough room? What are the hours of operation? Victor – 9 to 5, no weekends
- Larry – The owner owns the adjacent property. What is the use? Victor – It is truck maintenance and repair. Owner won't do that kind of work on this site, only a warehouse
- Larry – do you have a contract for lighting accessories? Victor – I'm representing the owner of the property
- Deb – How many employees will there be? Victor - not sure, not more than 10
- Rita – Will there be a fleet of trucks? Victor – Owner owns a trucking company. This site will be used to drop stuff off
- Question from the public: Where will the employees park? Victor – we have 6 with one ADA.
- Public – If you have 10 employees, this will be a problem – Victor – some can park next door
- Street view review on screen:
- Rita – discussion?
- Larry – Trucks come in next door – are there overhead doors? Discussion
- Public – question and discussion about in and out access for trucks. Box trucks are very tight
- Rita – What kind of trucks will be delivering? Discussion

- Larry – concerned about adjacent use spilling over. Victor – it is a light distribution warehouse and it is clearly stated in the application

Rita called for vote:

- Rita motioned to approve, Larry seconded
- Larry yes
- Deb yes
- Eli yes
- Vance no
- Rita yes

Rita – Next meeting will be in January and application is on BZA agenda for December 9<sup>th</sup>. That may be a problem for quick approval

BZA23-108 3400 Twin Creeks Dr.

- Walk through schedule for December 17<sup>th</sup>. Six committee members are scheduled. There will be two walks separately so that there isn't a quorum. 2 employees from the City will be there. Kittle has notified us that they have a Columbus attorney – Jeff Brown
- Developer will stake out the area in relation to adjacent homes by the scheduled walk through event. Also they will have pictures of the retaining walls.
- Meet at Hilliard Village parking at 3:30.
- Public discussion
  - Will members of the public be allowed to join? Yes
  - Discussion about public input
  - Discussion about potential lighting problems
  - Discussion of impact on wildlife
  - Question about current zoning – discussion
  - Rita explained that the applicant doesn't have to come to us if they can fit the buildings within the property without setback variance
  - Density is a big issue
  - Township trustee John Fleshman– It's us against the world with the City – more discussion – public discussion ends at 8:24

Old business

- Leila resigned from the Zoning committee
- Next meeting will be on January 3<sup>rd</sup>. One case will be included: Z23-147.

8:26 PM

- Rita motioned to adjourn. Eli seconded, unanimously approved