

**West Scioto Area Commission Zoning and Variance Committee Meeting
April 6, 2024**

Call to order: 7:01 - 311 South Hague Avenue

Approval of previous Meeting Minutes: March 6, 2024

Roll call:

Members present: Cabral, Cerasini, Bohnert, Newman, Williard

Approval of previous Meeting Minutes: March 6, 2024 - Vance motion, Larry second, all yes

New business:

ZA24-003 (Z90-009A)

3700 Fishinger Blvd. Unit 1 Variance to allow arcade room in within K1 Speed Indoor Karting Center

Applicant - Paul Klukas

Presenter - Dave

K1 company overview

- 88 locations - All serve food & beverage
- Average site - 55 acres
- Hours:
- Noon - 10
- 10 - midnight Saturday
- Experience: 12 laps - 8 -10 min
- 20 - 50 arcade games
- Will return with additional updates at the May meeting

Rita questions/comments:

- Will it be a rebuild? Dave - Don't know yet
- Cars noise? Dave - they are electric powered
- Serving alcohol? depends
- 1 track or 2? don't know yet
- 4 or 5 hour wait time on weekends in some markets
- questions about carts and noise, kids on smaller carts
- Rita wants a more designated area for the variance
- All indoors - Dave - no, like the Canton location - hybrid in and out

Public questions - Gretchen

- Clarification on new build or rehab? - Dave - not sure yet

GC23-050 3400 Twin Creek Dr. - 2 signs for apartments

Presenter - Jeff Brown

- Twin Creeks is a private st - it requires a variance.
- Rita - Application given to Rita doesn't have the file number meaning that it didn't go through the city
- Rita wants to see new site plan before voting on the signs
- Motion to disapprove - Rita
- Vance - second
- A vote was taken for disapproval and was unanimous. Applicant will proceed to the next full commission meeting.

Old Business:

Rita: Application BZA23-108 3400 Twin Creek Dr was marked as withdrawn, up to the time of the Apr. 3rd Zoning meeting.

Rita: Next Zoning meeting will be May 1, 2024. Applicant Z24-012 CV24-033 3755 Ridge Mill Drive will also be on the May agenda

Rita move for **Adjourn** - Eli second, all yes - 8:15