

ZONING COMMITTEE MINUTES – FEBRUARY 5, 2020

Meeting was called to order at 7:00 pm

Commissioners McKinley, Cabus, Endicott, Cabral, Leppert and Weber were present

There were no Minutes from the January 8, 2020 meeting to approve

Visitors and speakers were sworn in

Z19-094 3670 Trabue Road – Jeff Glaeden presented

Zoned C-4 and then request to change zoning for car wash. Issues with car wash. Asking to go back to original zoning of C-4 for car sales. There would be a reduction in traffic due to this change. Minor request. Want to cooperate. Got staff comment back. Area is pretty distressed right now. Do not want to add to that. If there is an opportunity to uplift that, they will try to do that. Open to work with area commission to improve this property if commission approves the rezoning.

Commissioner Endicott asked what type of use for auto sales? New and used Buy here/pay here – response was he doesn't think so

Commissioner Leppert asked about car repair being a part of that? Response was that he doesn't not think so due to what he saw across the street.

The use being proposed at the moment is enough with maybe some additional landscaping.

Didn't understand staff comments about right of way and set back. (See staff comments)

Willing to work with the commission in any way they can if approved.

Commissioner McKinley asked if they would be willing to put together a landscaping plan if we table the approval until we see that

Commissioner Cabral asked what he sees the future value. Response was property would increase and likely be sold to a developer

Commissioner Leppert asked if they did not plan to put a lot of money in for now. Response was to make some building improvements and such to upgrade the area.

Commissioner Weber stated that he would like to see some specifics before we approve the variance. Response was that he sees that approval is contingent upon submission of a plan. There is no rush to this.

Commissioner Weber indicated his preference would be to see the plans and do approval once.

Commissioner Endicott stated that the process would be to move to full commission meeting on the 20th if we do not table it this evening. He further explained the two part process of the area commission.

Commissioner Leppert expressed a preference for them to come back to zoning with a plan.

Commissioner Endicott asked if they would be open to a recommendation that stipulates to no buy here/pay here for this property.

Deb Boyd asked how many cars would be on there? Also asked about condition of cars since one is there with a flat tire for the past number of months. They indicated it is because they are not open yet.

Commissioner McKinley moved that this be tabled until next month to allow them to come back with a plan for improvement to the property.

Owner of property spoke about his intention for cars and property.

Commissioner Weber seconded.

Vote McKinley – Aye, Cabus – Aye Endicott – No Cabral – Aye Leppert – Aye Weber – No

Motion Carried 4-2

Next meeting is at the Hilliard Library on Wednesday March 4th

Commissioner Leppert asked if there is a price range for the cars? 7,000 – 15,000 in value

Applicant was advised to bring plans for any improvements to the March 4th meeting.

Z19-098 with concurrent CV19-133

Jill Tangeman Vorys, Seymour Sater and Pease

Cole Ellis is here as well

Property was annexed to city and defaulted to lowest zoning.

Zoning map and diagram was provided to everyone. All purple on the map is manufacturing

Property immediately adjacent is commercial use.

They are requesting manufacturing. Self-storage is manufacturing and that is what they are planning for this parcel.

**Commissioner McKinley asked how many buildings/units that are planned?
Brick and stone façade will be on the outside. 5 buildings diagrams provided**

Approximately 500 units that vary in size

Building 1 will be climate controlled

Part of building 3 will be climate controlled

The rest non-climate controlled

Single story building but from the road it will look like a two story building

Bldg 2, 4, and 3 will be 10-11 feet high

Bldg 5 will be a three wall big building for boats and RVs with the front open

Bldg will buffer between this property and next property. It will be 16-18 feet tall

All buildings will open in the interior

Commissioner Leppert asked if there would be any vehicles being stored outside? There are 4 – 5 spaces inside for vehicles The spaces would be for boats and not RVs as they are only 30 feet

There will be a gate out front. Hours M- F 9-6, 9-5 Saturday and 11-3 on Sunday. Gate is restricted after 10 pm.

There will be onsite office

Just did the same project in Westerville next to a retirement condominium. Neighbors supported it due to aesthetics and low traffic potential

One entrance and one exit

Commissioner Endicott indicated he is missing in the application that it is limited to self-storage. Presenter indicated that if it isn't clear that they will make it more clear.

Target audience is residential customers.

Commissioner Cabral asked if we need two storage unit business next to each other on Trabue. They indicated that there is demand for it.

Area resident Doug asked if there was block construction? No brick style stucco for front building. Others will be simulated brick. There is a landscaping plan now. What use is adjacent to you? Construction company

How quickly will you break ground? 90 days from City council to get storm sewer and engineering done. 6-9 months out from breaking ground

Typical traffic is 7 cars in am and 7 later in the day for same size storage units

Current property owners were in attendance. Used to be family home

Commissioner Weber asked who the closest neighbors would be? Consensus was that most neighbors are commercial and the railroad tracks.

Variances – setback is 60 feet but city would like them to push buildings closer to the road. Went through same issue with Riggins Road

Commissioner Leppert indicated that the traffic situation is complicated there, she doesn't understand the closer to the road concept.

They have to follow city guidelines to get approval. Want to present plan to city that they can approve and that means following their guidelines.

Parking is 10 feet setback and building is 20 feet setback

Doug indicated that Upper Arlington is pushing all of the buildings toward the road to put parking behind it.

Commissioner Cabral asked how they intended to protect people from going onto the railroad tracks? There will be a building along the railroad tracks. Back will face the tracks and there will be no driveway there either.

Will it be secured in back? There will be landscape and there will be a fence there

Did board on board privacy fence in back like other one. Front fence will be wrought iron.

Doug asked about photos of other site in Westerville

Cardinalselfstorage.net is website that has photos of other facilities. Riggins road will be similar.

Commissioner Weber asked if this was part of Cardinal industries? No

Deb Boyd asked about lighting? Very limited Most interior to property. Signage will be to city code.

There will be monument sign out front. A stone ground sign.

Commissioner Cabral asked if they would consider using stone from the quarry for the sign out front? They indicated that they would consider it but cannot commit to it since he is unfamiliar.

Commissioner Endicott indicated that on the limitation text on the application that is be amended to say exclusive use and no other.

Motion to entertain approval with added no other uses language. Moved by Commissioner Cabral, seconded by Commissioner Cabus.

Vote was unanimous by all commissioners. Motion carried.

Thornburgs application – BZA – Development approved all of it except the parking pad variance. They cannot approve that because of the volume of these types of requests. They were advised to put a gate on the fence and park the RV there.

There was some additional discussion about this application and what happened at the development commission.

There was additional discussion about what to include as far as addresses for these applications

There was a technical glitch that has interfered with Commissioner Cabral getting all of the meetings and agendas.

Meeting was adjourned at 8:07 pm

