

WEST SCIOTO AREA COMMISSION ZONING COMMITTEE MEETING

The meeting was called to order at 7:00 p.m.

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

Minutes from the March 2020 meeting were approved with minor typographical clean up changes

Commissioner Endicott was unanimously elected as chair

Commissioner Cabral was unanimously elected as vice chair

Commissioner McKinley was unanimously elected as Secretary

Old Business

Z19-098 w/ Concurrent CV19-133

(Clark Graphics) 1550 N. Wilson Road

Jim Maniace, Taft, Stettinius & Hollister LLP, Thomas Warner and Ken Underwood were present on behalf of the applicant Charlie Morrison and Wes were also present

Zoning to LM2 – current zoning is for print shop

Variance relates to 3367.15(D) which restricts parking lot from being within the right of way. The purpose of the variance is not to do any expansion. It is to simply have the property to be in compliance with its existing purpose and layout.

MCR Medical is a light assembly operation. They assemble small items. They are not manufacturing. Typical item would come in a baggy a have 3-5 pieces which are assembled and then shipped out. May also assembly come consumer products as they have expanded over time.

Typical operation is normal size Federal Express truck that comes once per day. Tractor trailer coming in two to three times per week. Have 12 employees.

Three are typical improvements that would be needed. Eg. Culverts There is foliage that needs to be replaced. Applicant has a passion for helping environment.

Site Plan – birds eye view. 3 areas where screening foliage is now Parking lot is the same parking lot that has been there since 1955. Setback is nearly zero compared to what code would require. Language will restrict laterally enlarging the parking lot.

Owner actively engaged in community. Provides jobs to disabled. Works with homeless. Recipient of various awards.

Commissioner Weber asked if leaving the canopy cover on the side that borders Scioto Woods. Applicant indicated that they would.

Commissioner Cabral asked about truck traffic ingress and egress. Specifically asked about how trucks are able to turn around to exit the property. Commissioner Weber indicated that there is a pass through in front and there is room in the rear of the building that would easily be able to be used. Each of these would remain. Per applicant there is no desire to change this.

Commissioner asked about sidewalk. Applicant indicated that there is no sidewalk required by code and if one was installed it would go up to a culvert at the end.

Commissioner Leppert asked about the city requesting a sidewalk. Applicant indicated that certain city departments had requested it but that the dept of public service does not require it. Planning wanted a sidewalk. Applicant does not feel it is justified because of the expense and because of the culvert on one side. In the midst of negotiating that with the various city departments.

Tom Warner with Advanced City Design confirmed that Addison Woods is in the process of putting in the sidewalks for their property. No way to get connecting sidewalk to north due to culvert. To the south on Newell, there would be a gap due to driveway. Sidewalks and connectivity are always discussed. Traffic management always requires a sidewalk if there are renovations of more than 50%. They are not going to cross that threshold. In the process of negotiating for this property. As client goes forward, when they cross the 50% threshold, then they could discuss the sidewalks. Wants to get the client going on this property first before having that discussion.

Commissioner Leppert asked about any types of discharge. Applicant indicated that there is not.

Commissioner Leppert indicated she would rather have a sidewalk than trees.

Commissioner Cabus also expressed a preference for a sidewalk.

Commissioner Cabral stated that a sidewalk would become important in the next five years to this community.

Applicant indicated that it is just the idea that a sidewalk would not be connected to anything.

Commissioner Weber asked if there could be a slightly larger set back and still add the line of trees for the possibility of a future sidewalk.

Thomas Warner spoke about the existing pavement condition up front. Advantageous with truck traffic to keep it as is.

A vote to approve the applications During the vote Commissioner Leppert asked about cost for sidewalk. \$400 per linear foot is the city cost for a sidewalk put in by the city Up to the culvert is about 410 linear feet (\$164,000) Commissioner McKinley asked what the cost for a private contractor to install it. \$25 per linear square feet (\$75,000 range) Not certain there is enough room to install a sidewalk between the headwall and the culvert and/or going over the culvert.

Cabral - No

Leppert - Yes

Weber – Yes

Cabus - Yes

McKinley - Yes

Endicott - Yes

Motion passed by a vote of 5 -1

Next Area Commission Meeting is June 18 2020 where the full area commission will consider these applications.

Applicant was advised that WebX meeting information would be provided to them for that meeting.

OLD BUSINESS

Commissioner Endicott got a call from Nicole Harper and Andrew Dyer about the meeting with Commissioner Tyson regarding the Metro Development project. He talked about traffic and density, greenspace, flooding (that was addressed by adding retention ponds and decreasing greenspace) Andrew Dyer indicated that the city was not going to request that the developer decrease density and asked what it would take to get WSAC to be on board with the project.

Commissioner Cabral stated that she provided a map to the city and asked questions via email about the traffic study. No response has been provided yet. Commissioner Cabral additionally expressed that she would like to see something in writing outlining what this traffic study will cover.

Commissioner Endicott advised that the traffic study cannot be started due to COVID19 pandemic requiring most people to work from home. It would not be accurate due to substantially decreased traffic.

Commissioner Cabral asked if Metro has confirmed that they are going forward with the project.

Commissioner Endicott indicated that the city was telling them how often the city moves forward when the area commission objects and he advised that they always move forward when WSAC objects.

Sometime soon WSAC will have a joint meeting with Councilwoman Tyson.

Commissioner Cabral indicated that there is also an issue with the firelane that a resident is still concerned about.

Commissioner Leppert agreed that there is an issue about the fire lane but that she was not aware of any resolution or answers regarding it.

Next area commission meeting is June 18, 2020

Next Zoning committee meeting is July 1, 2020

The meeting was adjourned at 8:03 p.m.