

Zoning and Variance Committee Meeting Minutes

09/06/2023

Call to Order: 700 at 511 Hague Avenue.

Minutes Written by Leyila Cabus.

Committee Members Present: Deb Boyd, Leyila Cabus, Rita Cabral, Vance Cerasini, and Larry Weber.

Vance motions to approve the previous meeting minutes. Cabus seconded the motion. The motion was approved.

BZA23-092 696 and 700 Grandview Avenue:

- The applicant wants to decrease the setback to allow for more parking and to alleviate entry ways from busy intersections on Grandview and Ridge Street.
- The applicant has other operations at Lewis Center and Bexley.
- The applicant is not sure of the operating hours of the facility.
- Other locations have daytime hours.
- The building would have a drive through pharmacy
- The applicant expresses that they were right on the threshold of not needing to ask for a parking variance.
- The Urgent Care would be a walkin facility.
- The setback on Grandview Avenue would be 11.2' on Ridge Street 7.56'
- People are able to park on Ridge Street.
- Open Discussion:
- A resident expressed that they felt that the project would fit the character of the area.

- There would be 11 parking spaces and the project would not be a retail operation.
- Cabral motioned to accept BZA23-096. Weber seconded the motion. The committee members present unanimously accepted the motion.

Open Discussion about Z23-042:

- The applicant did not arrive at this meeting.
- The project was bought for a lot of money and Cabral speculates that all parts of the project will be used.
- The applicant is the same owner as the adjacent project.
- The committee is unaware of the renderings of the potential project.
- There is another location on Williams Road in Groveport according to a resident.
- The main headquarters of Horizon Freight is in Cleveland Ohio.
- The committee is concerned about how high the applicant will stack the cargo.
- Residents and committee members are concerned about the noise that the trucks and the drop-off of cargo would be.
- A resident expressed they do not feel that the rezoning would be a good fit for our area.
- A resident expressed a preference for pavement instead of gravel roads for this project.
- The American Society for Nondestructive Testing sold their project for \$1.8 million.
- It was speculated that the plan is to make an industrial corridor of Trabue Road into Arlingate Drive.
- 0.9 acres on Frontage Road was sold for about \$2 million.
- There were concerns for added traffic from residents. To add, it was expressed that there was a fear that the project plans to expand larger than what is proposed.

- Cabral suggests that we look into the renderings of the location on Williams Road.

New Business:

- The West Scioto sign needs to be put on 4398 Trabue Road.
- It was suggested to put it next to the city's zoning sign at the project.
- Cabral went to a zoning training at the City's Zoning Department. She recommended that we invite the City Zoning Department to present to the commission. We would ask Alex Sauersmith to present at a meeting that had less agenda items (potentially next meeting).
- The next meeting will be October 4th at 511 Hague Avenue in Room 3.
- Cabus motioned to adjourn the meeting. Cerasini seconded the motion.