West Scioto Area Commission

West Scioto Area Commission Zoning and Variance Committee Meeting
April 2, 2025

Call to order:
The meeting was called to order at 6:32 by Zoning Chair Cabral
Hilltop Library - 511 S Hague Avenue
Motion to approve March minutes – Cabral, Newman second

Roll Call:
Members present: Bohnert, Flack, Cabral, Cerasini, Newman
City Planner: Alyssa Saltzman

New Business:

BZA24-177 - **3690 Fishinger Road** - Proposed One story, Chick-Fil-A restaurant
Parking variance to reduce spaces - adjustment requested by city
Presenter – Greg Monnig

Committee questions and comments:
- Ratio of spaces for drive-thru and eat-in – Monnig, pretty much the same as the original site plan
- Is either driving aisle dedicated to mobile orders? - Monnig, no
- When will construction begin? - Monnig – spring 2026
- Zoning Chair Cabral – motion to approve, Cerasini second

GC25-019 – 3134 Trabue Road – Requesting an 8’4” x 8’4” offsite sign

Committee questions:
- Will there be a sign up on the north entrance? No, Metro Parks owns that property

Zoning Chair Cabral – motion to approve – Flack second – Bohnert abstain, all others yes

Z25-010 - CV25-022 – **3459 Trabue Road** – Requesing Apartments – 138 units - 4.7 acres - (Phase 4)
Presenter – David Hodge, Jared Smith
Hodge – Rezoned to CPD in 2018

Committee questions:
- Traffic
- Are the architectural features the same as other phases? Hodge – pretty much
- Hodge – A shared use path will be installed
- The applicant owns Johnnie’s Tavern property, adjacent house to be demolished
- Cell tower fence? - Bohnert, yes
- Refuse truck access – it’s tight
- Smith – The amenties are in adjacent phase
- Alyssa Saltzman – additional questions can go to the city, contact info is in the staff report

Applicant to return to next Zoning and Variance
meeting on May 7 to address concerns and answer additional questions

Z25-011 & CV25-024 – 1696 N Hague Avenue – Requesting 198 apartments on 8.3 acres
Presenter – Michael Shannon – LDG Development

Project is affordable housing
LDG has over 2400 total units all over the country
Central Ohio projects include one on South High Street and in Lancaster
Project is using tax credits
The site will be annexed
8.3 ac - heavily wooded
Planning Department has shown support for project
Alyssa Saltzman – the applicant's contact info is in the Staff Report
Council variance needs to show practical difficulty, not a hardship
Project falls a little short of the parking requirement

Committee questions and comments:
Trash compactor is very close to adjacent subdivision,
Density of project is too high

Public questions and comments:
Project will change the character of the area
Density is too high
Entrance should be moved to the north. Current plan restricts traffic movement
Hague Avenue is insufficient to handle traffic

Zoning Chair Cabral asks public to please formulate questions for next meeting
Applicant to return to next Zoning and Variance
meeting on May 7 to address concerns and answer additional questions

Open Discussion:

The MORPC proposed Transportation Improvement Program is available for comments until April 11
The zoning document will be presented to the Full Commission – there is only one change
CV25-034 will be presenting at the May 7 meeting

Motion to adjourn - Zoning Chair Cabral – Bohnert second

Adjourn
8:50 PM