

## **WEST SCIOTO AREA COMMISSION**

### **MEETING MINUTES**

**AUGUST 16, 2018**

The meeting was called to order at 7:01 p.m.

Commissioners Russell, Cabral, Dyszel, McKinley, Leppert, Watkinson, Weber and Grinch were present.

There was no approval of the previous meeting minutes as the minutes were not distributed.

Officer Tom Paulus was in attendance. He indicated that there would be a jump in burglaries with the kids returning to school. He took questions. There were none.

#### Report of the secretary

We received the funds from the city. Balance was \$300.00. The city deposited \$2,500.00. That brought our balance to \$2,800.00. We still have the Staples gift card that has a balance of \$46.44.

#### Communications Committee

Talked about disclosure and what information we collect online. Right now just names and email addresses. We will begin collecting the neighborhoods they live in so that we can see who we are reaching. Will be inviting Roxane to next meeting to discuss logo. Next meeting will be September 12, 2018 at 7:00 p.m. at Minelli's. Be in attendance if you have input on logo. Will be finalizing the committee descriptions for Elections, etc. Rita has also drafted a directory so that there is contact information for everyone. Discussed setting up contact email addresses for committee chairs. We have one set up for the chair. Will work on others. Worked on survey that is going to be distributed.

#### Elections and Appointments Committee

Hari is waiting to hear back from a couple of high schools. Waiting on the remainder of the committee descriptions to put in the binder. There also was a question about volunteering satisfying the qualification of being in the area to be a commissioner. Westland had this issue and their bylaws are similar to ours. City attorney says volunteering is working.

#### Planning Committee

Next meeting September 11, 2018 at 7:00 pm at Panera at Mill Run. Went over C2P2 and the committee description. Will continue to go over C2P2.

### Zoning Committee

Meeting was August 1<sup>st</sup> at Westside Pride Center. There were 12 attendees and they were sworn in. BZA Lee's Boat storage variance was considered. Committee denied the 100' setback and reduced it to zero.

BZA to bring into compliance with code. The setback was approved. The chain link fence along West 5<sup>th</sup> Avenue will be maintained and vinyl slats will be added. Trees will be added 25' apart. It was recommended that commissioners attend Sunshine law training that is put on by the Attorney General's office. Bob Vance received additional materials on August 10<sup>th</sup> after the meeting. See the meeting minutes that were distributed by Bob Vance and that are appended hereto for more specific information on this report.

The commission chair provided time for the commissioners to review the letter from the city about Lee's RV and Boat storage.

### BZA 18-090 Lee's RV & Boat Storage

Dennis the owner presented their variance request. 100' setback was agreed to be reduced to 10' with trees left as a buffer. Gravel lot was the other variance. Barbed wire will be removed. The owner and engineer made further presentation and answered questions.

Commissioner Russell made a motion to accept the variance to allow the lot to be gravel. Dyszel seconded the motion. There was no further discussion. Commissioners Russell, Cabral, Dyszel, Leppert, McKinley, Watkinson, Weber and Grinch voted to approve the motion. Motion passed unanimously.

Commissioner Russell made a motion accept the variance to reduce the set back from 100' to 10', keeping all vegetation, addressing the fencing that was discussed and complying with the environmental concerns raised by Hari. Motion was seconded by Commissioner Dyszel. Commissioners Russell, Cabral, Dyszel, Leppert, McKinley, Watkinson, Weber and Grinch voted to approve the motion. Motion passed unanimously.

Commissioner Grinch left the meeting at 7:52 p.m.

BZA 18-088 3040 McKinley Ave. LP

Andrew Gardner gave an overview of the site and the variance requests. This is Decker Construction

Asking for the setback to be reduced from 600' to 40' to comply with city code. Increase allowable pile height from 10' to 20'. Agreed to plant additional trees along 5<sup>th</sup> Avenue. They added Elms and Maples on the site plan.

Additional improvements: heat detection systems, knox boxes to both gates

Regarding the staff comments: there are notes about parking. They will amend the site plan to account for those comments. 3363.41(B) reduced distance for residential storage from 600' to 40'.

Commissioner Cabral indicated that we need to address the height of the piles since that was not addressed at the zoning committee meeting.

Code was changed after this plant was in operation. The variance requests are simply to permit them to continue operations and be in compliance with current existing code provisions.

Commissioner Russell as about current fence height. It is 6'.

The existing piles are at least 20' and may be a litter higher per Gardner.

Commissioner Weber asked about the staff comments on the northside.

Commissioner Dyszel asked about the height of the piles changing based on operations.

The owner explained that they can only stack as high as the conveyor which is currently 20'.

Commissioner Russell indicated that the concern seems to be safety because the nature of the area is changing. With apartments being added to the area, this will be attractive to kids.

Commissioner Cabral indicated that the 6' fence would no longer be adequate.

Bob Vance went over the plan and asked about the pile heights at specific locations on the plans. The answer was that they will be 20' no matter where you look.

Commissioner Cabral indicated that the BZA report showed a lot more activity that various departments hadn't acted on. She made a recommendation to table this until the other departments have a chance to comment on it.

Gardner indicated that he did not believe that any of the other departments would be commenting. This is because they are not proposing changes that affect the other departments. Fire is okay with the current proposal.

Commissioner Weber asked if they have resolved the issue with the parking lot. Gardner stated that they will get them added.

Commissioner Weber asked if they have addressed the screening tree line with the city. They went over the plan and spoke to fence and tree screening.

Commissioner Weber asked if the run off would affect the quarry lake at all. They indicated that they did not believe there had ever been a problem.

Bob Vance indicated that the area is zoned manufacturing. He asked if there was any 35' height requirement. They indicated that that was building height.

Commissioner Russell asked if there was anyway to increase the amount of trees. The trees they proposed are to be placed behind the row of evergreens. The thinking was that the other trees will be higher overtime than the evergreens and hide the piles better.

The owner indicated that the piles along the fence line that the commission is concerned about are 10' maybe 15' due to the overhead wires. Bob Vance handed him a photograph that was taken. He conceded that the height is 20'.

Commissioner Russell asked if the piles were seasonal. They are project based so not necessarily.

The owner indicated that the piles have likely been there since the 1950s. They have expanded operations by number of employees but not materials taken in.

Bob Vance showed the picture of the pine planted by the city to reference the amount of growth in a short period of time.

Commissioner Leppert asked what the maximum height is for a fence. Gardner indicated that 10' is about the maximum height. Anything higher would be a structural wall.

Per the owner the area that we are concerned about screening is not very big.

Commissioner Cabral made a motion that we continue this variance request until next month to allow for a landscaping plan to be developed and submitted at the next commission meeting. Commissioners Russell, Cabral, Dyszel, McKinley, Leppert, Watkinson, and Weber voted in the affirmative. Motion passed unanimously.

Motion to extend the meeting until 9:00 pm. was made by Commissioner Cabral and seconded by Commissioner Russell. Motion carried.

#### Planning Committee

Commissioner Weber passed out the Ballot for Voting on Planning Committee Propositions of Purpose

Commissioner Russell made a motion that we adopt Purpose #1 as written. Seconded by Commissioner McKinley. There was discussion about the way in which the purpose was written by Commissioner Leppert. She wanted language that proposed evaluating the city plans. All commissioners were asked if they had any comments on the purpose as it is written now. Motion carried by voice vote. Passed with one abstention by Commissioner Leppert.

Commissioner Russell made a motion to accept Purpose #2 as revised as follows: “Suggest Guidelines in cooperation with the Zoning and Variance Committee for assessing new developments, zoning and variance applications and other issues impacting the area.” Commissioner Dyszel seconded. Motion passed unanimously.

Commissioner Cabral made a motion to accept Purpose #3 as amended as follows: “Propose a response to C2P2 which reflects West Scioto Area Commission’s vision for the future” Motion passed unanimously.

Duties of the Zoning Committee was discussed so that it could be finalized and submitted to the Elections and Appointments Committee.

Discussion was held about the document that the zoning committee had modified at its last meeting.

Commissioner Dyszel moved to adopt the document as revised by the zoning committee. Commissioner Russell seconded. Motion passed unanimously.

Meeting was adjourned at 8:58 pm.