

RECORD OF PROCEEDINGS

Minutes of

Etna Township Board of Zoning Appeals

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 23,

2015

Held

20

VA-15-02

The hearing was called to order by Chairman Cox at 6:23 p.m. on June 23, 2015 at the Etna Township Administration Building. The roll call showed members Cheri Rogers, Trent Stepp, Rick Cox, Claudette VanDyne, and Mark Schaff present, along with Clerk Laura Brown.

The Area Variance VA-15-02 is from Section 1023 - Required Lot Frontage submitted by Jobes Henderson for ProLogis for parcel # 010-017172-00.0001. The nature of the variance is to reduce the required frontage from 250' to 160'.

Chairman Cox explained the process of the hearing. The applicant, Brian Marsh with ProLogis, and Township Administrator, Rob Platte, were sworn in.

Rob Platte provided a written staff report and PowerPoint presentation. The current parcel is part of the ProLogis Park section of the Etna Corporate Park. It is the site of the current ProLogis Building #5, which was originally constructed with the ability to be expanded onto the vacant portion in question. The current 76 acre parcel has more than the required frontage along the recently extended Heritage Drive.

The applicant has identified a need to split off the currently vacant portion as its own parcel. The proposed parcel would have frontage on two sides. There is 100' of frontage along Mink Road and an additional 60' of frontage along the right-of-way of the recently extended Heritage Drive.

The applicant seeks to reduce the required frontage to 160'. The 160' of frontage is accessible on public rights-of-way; the request is a 90' reduction. At the time of the current lot's creation, it was the applicant's intent that the existing building would expand to the remainder of the parcel. The applicant no longer believes this to be the case. The uncertainty in this case is how the newly created parcel will develop. The variance request is based partly on the uncertainty of whether additional public roadway is needed and where it would be located if needed. The request to reduce by 90' is a reasonable request given that if the new parcel develops as created, adequate access is available.

Staff recommends that the Board of Zoning Appeals approve the requested area variance because the Standards for 'Practical Difficulty' (Section 512.B) have been met. This recommendation is also based on the current unknowns of how the new parcel would be used and where additional public roadway may be needed.

Rob Platte verified that this variance would not change the Joint Economic Development Zone.

Claudette VanDyne asked about the retention pond. Rob Platte stated once the building is built out if there is a need for the retention pond then Licking County Planning Commission will require the pond.

Trent Stepp stated if Heritage Drive was extended to Refugee Road the variance would not be needed.

Rob Platte stated Licking County Planning Commission will have regulations regarding Heritage Drive extensions for future expansions. Storm management will be handled by Licking County Planning Commission.

Brian Marsh with ProLogis explained the reasons for the application. Speed Commerce only needed 760,000 square feet and they do not need any expansion. ProLogis would like to split the lot to develop the remaining land. There are two large retention ponds there now. The right-of-way restrictions could affect the future development because they do not know how it will be developed in the future. At this time they plan on developing and having the road continue to the north. If the variance is granted then Licking County Planning Commission would proceed with the lot split.

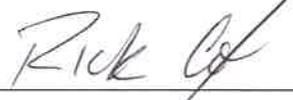
Public Comments - none

Cheri Rogers moved to close the public testimony portion of the hearing at 6:56 p.m. The motion was seconded by Claudette VanDyne and passed 5-0.

Trent Stepp moved to approve VA-15-02, applicant Jobes Henderson and Associates for ProLogis for parcel #010-017172-00.001 from Section 1023 Required Lot Frontage, to reduce the required frontage from 250' to 160' because the Standards for 'Practical Difficulties' (Section 512.B) have been met, applicable to any future lot splits. The motion was seconded by Claudette VanDyne. The roll call was as follows: Cheri Rogers, yes; Trent Stepp, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; passed 5-0.

Mark Schaff moved to close the hearing at 6:58 p.m. The motion was seconded by Cheri Rogers and passed 5-0.


Laura Brown, Clerk


Rick Cox, Chairman



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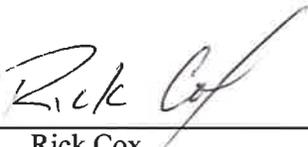
Members: Rick Cox-Kathy Johnston-Mark Schaff-Trent Stepp - Claudette VanDyne
Alternate Member: Cheri Rogers

FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on June 23, 2015 at 6:23 p.m. at the Etna Township Administration Building.

The nature of Area Variance VA-15-02 was to reduce the required frontage from 250' to 160'. The application was submitted by Jobs Henderson for ProLogis for parcel # 010-017172-00.0001.

The Board approved VA-15-02, applicant Jobs Henderson and Associates for ProLogis for parcel #010-017172-00.001 from Section 1023 Required Lot Frontage, to reduce the required frontage from 250' to 160' because the Standards for 'Practical Difficulties' (Section 512.B) have been met, applicable to any future lot splits.

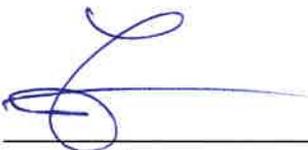


Rick Cox

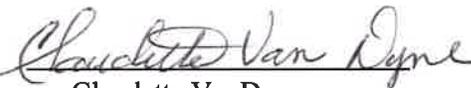
Cheri Rogers



Mark Schaff



Trent Stepp



Claudette VanDyne