

September 18,

20

2012

Held

The adjudicatory hearing was called to order at 6:03 p.m. by Chairman Cox. The roll call showed members Cheri Rogers, Roger Digel-Barrett, Rick Cox, Claudette VanDyne, and Mark Schaff present along with clerk Laura Brown.

Chairman Cox explained the process. The applicant, Steve Daley; Zoning Administrator, Chris Harkness; Brian Marsh with ProLogis and Rob O'Neill with Southgate were sworn in.

Chris Harkness presented a staff report on Case VA-12-03 for an Area Variance request from Section 914.C.1 to allow an increase in the maximum building height from 45 feet to 72 feet on an expansion of an existing warehouse for Tween Brands/Ascena Retail at 200 Heritage Drive (Parcel # 010-017160-00.001).

The proposed expansion to the Tween Brands building would essentially double the size of the existing warehouse. A portion of the proposed structure will be at the existing warehouse's 35 foot height and a portion of the proposed structure's height will increase to 72 feet.

Tween Brands/Ascena Retail has been analyzing an expansion of their existing warehouse within the Etna Corporate Park. The company has been weighing whether to expand at the Etna site or a site in Indiana, as well as potentially adding an E-Commerce facility on site as well. The applicant has stated that the existing facility in Indiana already has this requested height clear-zone. A previous variance was granted to the entire Etna Corporate Park to increase the maximum building height to 45 feet, so the requested variance is in addition to that variance.

Chris Harkness provided the following factors for consideration. The applicant has stated the need for the additional height is due to accommodating the storage of product vertically and the use of necessary equipment. The total building, after expansion, will likely be over 1000 feet in lineal width. The proposed expansion is more than 2000 feet from any major roadway (Etna Parkway, U.S. 40, Mink Street, & Refugee Road). The site is located right in the center of the industrially zoned area between U.S. 40, Etna Parkway, Refugee Road, and Mink Street. This property abuts M-2 zoned property to the north. The M-2 zoning district allows for buildings to have a maximum building height of 45 feet as opposed to 35 feet in the M-1 district. There have been several building height and sign height variances granted previously within the Etna Corporate Park: August 20, 2007 a variance to increase building height to 45' for ProLogis South property; October 4, 2004 a variance to increase building height to 45' for Etna Corporate Park (Southgate); and January 17, 2001 a variance to increase sign height to 50' for Etna Corporate Park Entrance sign.

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.

Claudette VanDyne inquired how much of the property owned by Ascena is available for expansion. Chris Harkness explained there is room for future expansion.

Cheri Rogers asked about the signage locations for the new building and Chris Harkness has not seen the plans for signage.

Mark Schaff reviewed the information regarding moving to Indiana and the site available to Ascena there. In order for Etna Township to remain competitive, he said, the height clearance would need to be met; and there is no downside to this request.

Steve Daley with Ascena Retail provided history of the company and discussed the possible Ecommerce and retail expansion. He discussed the Charming Shoppes acquisition which is Lane Bryant and Catherine's. Ascena is looking into the Etna location and the Indiana location for their retail production. The Indiana site already has a 65 feet height allowance. The Greencastle, Indiana site has automation. The objective is to be twice the size they are today. Being permitted to go higher allows them more room to expand in the future. Ascena hopes to be a 10 billion dollar retailer in the future.

Claudette VanDyne verified that they have acquired a tax abatement with Southwest Licking Schools. Steve Daley explained the height is for crane-style automation.

Cheri Rogers asked about the location for signage. Steve Daley stated it would be on the lower building. Cheri Rogers asked if they would vacate the property after they expand the 90 acres. Steve Daley stated he can't promise they would never leave; but the more roots that are here, the more likely they would stay. They are focused on remaining here.

Dan Evers, the Director of the Licking County Chamber of Commerce and Grow Licking County, was sworn in.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

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Rob O'Neill with Southgate Corporation, Brian Marsh with Prologis, and Dan Evers the Director of the Licking County Chamber of Commerce and Grow Licking County spoke in support of the expansion.

Claudette VanDyne moved to end the testimony portion of the hearing at 6:37 p.m. The motion was seconded by Cheri Rogers. The roll call on the motion was as follows: Cheri Rogers, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; motion passed 5-0.

Roger Digel-Barrett discussed the abatement, schools, and the pay rate of the jobs, and wanted to know what is in it for Etna Township. Claudette VanDyne feels Ascena has been there for years and offers jobs. Rick Cox feels expanding up is better than out for developmental reasons and water run-off. Etna Township will get a property that is easier to compete with in the future. Mark Schaff feels Etna Township is in a better position to benefit from the ecommerce facility expansion possibility.

Chris Harkness explained the motion can be for the site plan provided or for the entire parcel.

Cheri Rogers moved to approve the area variance request VA-12-03 to allow for an increase in the maximum building height from 45 feet to 75 feet on an expansion of an existing warehouse located at 200 Heritage Drive, Pataskala, Ohio; because the standards for 'Practical Difficulty' have been met. This approval is based on the elevations presented at the hearing. The motion was seconded by Mark Schaff. The roll call on the motion was as follows: Cheri Rogers, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; motion passed 5-0.

Cheri Roger moved to adjourn at 6:48 p.m. The motion was seconded by Roger Digel-Barrett. The roll call on the motion was as follows: Cheri Rogers, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; motion passed 5-0.

Approved as read 11-27-12

Approved as corrected/amended True

Laura Brown
Laura Brown, Clerk

Rick Cox
Rick Cox, Chairman