

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held _____ June 22, 2020

Hearings VA-20-04 Garmann-Miller SWL Schools and VA-20-05 - Core5 Southgate

Prior to calling the meeting to order the Chairman explained the Public Hearing Requirements.

VA-20-04 SWL Schools

The adjudicatory hearing was called to order by Chairman Reis at 6:14 p.m. on June 22, 2020 at the Etna Township Garage. The roll call showed members Trent Stepp, Shannon Mills, Greg Reis, Eric Nickolas, and Tommy Hunt present, along with Clerk Laura Brown.

The nature of the hearing is to consider an Area Variance request from Article 12, Section 1208.B.1-5 regarding size of signage permitted submitted by Garmann-Miller Architects for the Southwest Licking School District for 2020 and 1954 Warrior Way.

Chairman Reis explained the process of the hearing. The applicant Shira Elder and John Singleton were sworn in.

John Singleton provided a written Staff Report. The variance request is on the size and height of the directional signage on the campus. The Zoning Resolution in Section 1205 Signs Partially Exempt from this Article under B. 11 states Directional Freestanding Signs are not to exceed two signs per driveway indicating entrance and exit locations with a maximum permitted sign area of three square feet and a maximum height of four feet. The signs that are proposed for the school campus for directional signage are 4 feet 5 inches in height and 10.6 square feet in size. There are six directional signs for the entire campus. It was determined that the school only needs the variances for the directional signage.

Shira Elder with Garmann-Miller Architects explained the drawings she provided and which signs needed the variances. The drawing with Sheet Number L6.1 was provided to show the proposed directional signage. The identification sign along US40 has been removed. The school is discussing placing a plaque in honor of the Linke Family along US40.

The applicant provided color coded information in the application to help identify the signage per building and site. The heights of the directional signs are 4'-5".

The size and amount of signage is necessary to identify the two schools and assist with wayfinding through the campus. It will help in the overall circulation and direct for both vehicles and pedestrians to the correct areas.

Eric Nickolas moved to close the public testimony at 6:32 p.m. The motion was seconded by Trent Stepp and the motion passed by unanimous affirmative vote.

The signage is all internal and will not affect the surrounding properties.

The board discussed possible issues in Sections 1204 Prohibited Signs and 1208 Permanent Signs Permitted in Agricultural and Residential Zoning Districts and wanted to cover the intent of the Zoning Resolution. The signage is directional and not a commercial message. This property is zoned Agricultural District.

The wall signs are lighted and similar to the existing signage at the schools on Watkins Road.

Trent Stepp moved to approve area variance VA-20-04 submitted by Garmin-Miller architects for Southwest Licking Schools for 2020 and 1954 Warrior Way from Section 1205, 1204, 1208.b. and directional wayfinding signs on the remainder of the campus because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

This will take care of all directional signage on 2020 and 1954 Warrior Way. The public notice was only for these two addresses.

RECORD OF PROCEEDINGS

0163

Minutes of

Meeting

Etna Township Board of Zoning Appeals

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held June 22, 20 2020

VA-20-05 - Core5 Southgate

The adjudicatory hearing was called to order by Chairman Reis at 6:46 p.m. on June 22, 2020 at the Etna Township Garage. The roll call showed members Trent Stepp, Shannon Mills, Greg Reis, Eric Nickolas, and Tommy Hunt present, along with Clerk Laura Brown.

The nature of the hearing is to consider an Area Variance request from Article 9, Section 909.A.1 regarding building height submitted by Core5 Industrial Partners for Southgate Company Limited Partnership for 100 Southgate Parkway.

Chairman Reis explained the process of the hearing. JD Barnes with Core5, Frank Rosata with Southgate, and Zoning Inspector John Singleton were sworn in.

John Singleton provided a written Staff Report. The request is to increase the height of the building on Southgate Parkway from thirty five (35) feet to fifty (50) feet to allow for the operational requirements of today's standards for distribution facilities.

This property is in the Corporate Park next to other manufacturing/warehouse/distribution facilities. The parcel in question is zoned M-1 and with such carries several requirements on building height, setbacks, buffering, and lighting. The minimum front yard setback is 50', side yards are 30', back yard is 25', and the maximum building height is 35'. The building will have a front setback of approximately 150', the left side setback from the north property line will be approximately 180'. Article 15 of the Zoning Resolution will require buffering which can be mounding, trees and shrubbery, fencing, or a combination or part of all three.

All components of the site will be reviewed at the County level during the Technical Review to ensure the site will meet all requirements that may be in addition to the Townships requirements.

The heights of the surrounding buildings were reviewed which all the buildings over thirty-five feet received variances.

Due to the proximity of the building to the residential properties to the north, the board might want to consider adding a condition on increasing the height of the buffering to a height to better reduce light pollution and noise from the M-1 zone to the residential zone.

This property has been zoned M-1 since the 1990's and was zoned M-1 prior to the residential.

Chairman Reis read into the record an email the board received from Lewis Grove regarding some concerns. One concern is the sound we will be hearing from all of the semis backing up to dock in our neighborhood. Today the sound from 40 is loud which is twice as far, I can only imagine the sound from semis being closer. In regards to sound will there be any barriers or additional trees installed to help buffer this? Second concern is around the light that may be coming from these buildings and more importantly the parking lot for employees. What type of lights will be installed? Could the ones that point downwards only be requested? What hours of operations will this building be operating? Will it be all night or does it cut off in the evening? Will it be a guarded entrance to gain access to the employee parking lot or around back? My fifth is mainly a question around when they plan to break ground? When will construction start and how long will it take to complete? The board can provide buffering regarding the sound and lights. The other items the board does not have any answers for. Mr. Grove was in attendance this evening. The board discussed the minimum requirements for the buffering.

JD Barnes with Core5 Industrial Partners stated they are merchant developers that specialize in spec industrial warehouses. They need thirty-six feet for the racking and storage systems with a minimum height of forty-five for most buildings. Some buildings need to be fifty foot. The trailer and docks will be at the north and south sides of the building. The parking for the employees will be on the west and east sides of the buildings. On the north side of the building there will be parking for the trailers. There is currently no tenant signed for this building at this time. The hours will depend on the end user. The trucks will be backing into the parking lot located on the residential side of the property.

The board discussed buffering and lighting. The lighting will be at a lower area and will be directed down on the property. It will not affect the surrounding properties.

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Etna Township Board of Zoning Appeals

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held June 22, 2020

VA-20-05 Core 5 Southgate

The board discussed other building configurations. The applicant feels this layout maximizes building square footages as well as access drives and buffer away from the building. This will allow for two tenants if needed. The board discussed with the applicant the possibility of switching the trailer parking with the employee parking and this option would not work.

The board discussed mounding requirements to protect the residents to the north from the truck trailers and headlights. The variance request is for the height of the building and the board discussed having conditions for the buffering if they grant the height variance.

Frank Rosato with Southgate discussed the concerns for the residents and stated the manufacturing was there prior to the residential development and provided history that the township discussed requiring the residential developer to put in a buffer to protect the residence. The heights of the manufacturing buildings have increased. There are a double row of pine trees on the back of the properties along the residential area.

The adjacent property owners were notified of the hearing. The township did receive the one email and he was present. Trustee Foor lives in Cumberland Crossing and did answer some questions regarding the hearing. The public hearing is also advertised in the paper.

Lewis Grove of 129 Copland Drive stated that a lot of his neighbors are from Pakistan and did not understand the letter.

Trent Stepp moved to close the public testimony at 7:26 p.m. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

Trent Stepp discussed the history of previous height variances and what could be built there now without a variance. The property has been zoned for Manufacturing for years. This is a taller building then when residence purchased their homes. The access points from US40 will cause issues with moving the parking lots closer to US40 along with other requirements from Licking County. The board discussed mounding options to protect the residential property to the north. The board discussed the issue that this was zoned manufacturing prior to the housing. The property has been zoned manufacturing for years and the first spec building was constructed in 1996.

The board only heard from one resident this evening. The board needs to look out for the township and this is a variance for height. The board discussed requiring additional screening to protect the residential area with the applicants.

Greg Reis moved to approve area variance VA-20-05 submitted by Core5 Industrial Partners for Southgate Company Limited Partnership for 100 Southgate Parkway from Article 9, Section 909.A.1 to increase the height Limit from thirty five (35) feet to fifty (50) feet with the condition that the buffer zone at the north property line be a minimum 6 foot earth mound and contain 25% more evergreen coverage than Table 16A&B because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn the meeting at 8:02 p.m. Shannon Mills seconded the motion and it passed without objection.

Laura Brown

Laura Brown, Clerk

Greg Reis

Greg Reis, Chairman



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P.O. Box 188
Etna, Ohio 43018-0188

Phone 740/927-7717 Fax 740/927-1699

Members: Sarah Benoit-Eric Nickolas-Greg Reis-Mark Schaff-Trent Stepp
Alternates: Tommy Hunt - Shannon Mills

FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on June 22, 2020 at the Etna Township Garage to consider an Area Variance request from Article 12, Section 1208.B.1-5 regarding size of signage permitted submitted by Garmann-Miller Architects for the Southwest Licking School District for 2020 and 1954 Warrior Way.

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Tommy Hunt

Shannon Mills

Eric Nickolas

Greg Reis

Trent Stepp

The Final Order was approved and signed: 7/21/20

The Final Order was mailed/mailed to applicant on: 9-16-20



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