

Held

July 21,

20

2020

VA20-09 Bontrager -1063 Pike Street

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

The adjudicatory hearing was called to order by Chairman Reis at 6:02 p.m. on July 21, 2020 at the Etna Township Garage. The roll call showed members Trent Stepp, Shannon Mills, Greg Reis, and Eric Nickolas present, along with Clerk Laura Brown. Tommy Hunt was excused.

The nature of the hearing is to consider an Area Variance VA-20-09 submitted by Ralph Bontrager for 1063 Pike Street regarding setbacks in a General Business District. The applicant was fine with moving forward with a four member board.

Chairman Reis explained the process of the hearing. The applicant Ralph Bontrager and Zoning Inspector John Singleton were sworn in.

Zoning Inspector John Singleton provided a written Staff Report. The applicant would like to construct a 50'x100' pole building to use for his business as a Mechanical Contractor. The proposed building would be 5,000 square feet. There will be an office area of 1,000 square feet and a tool and materials area of 4,000 square feet. The building will be 16 foot in height. There will be no areas open to the public.

The Zoning Resolution requires forty foot setbacks on the front, rear, and both sides of the buildings, minimum lot width of 200 feet and lot area of one acre, minimum buffer width of twenty feet between General Business and Residential Districts, and accessory structures are to be located on the same parcel as the principle structures. The applicant is proposing to locate the parking area to the south on the second parcel. The required variances were discussed.

John Singleton discussed the Pike Street Beautification Project the Trustees have applied for with the Licking County Transportation Improvement District. The township has discussed modifying Etna Proper to a Planned Mixed Use Development and the future plans were discussed.

The board discussed the building that was removed and the location of the buildings setbacks. The road right-of-way on Pike Street is eighty feet.

Ralph Bontrager of 4056 US Highway 22 NE stated the proposed structure will be smaller than the structures that were removed. As far as the widening of the road, he believes the proposed building would sit back further then the house next door. He was not aware of the buffering requirement or the parking and would be willing to apply for another variance if needed. There would only be two people in the office with the other three employees being in the field. The applicant was trying to utilize as much of the space as possible. The proposed ceiling height is 16 feet with the center point being 24 feet high. These are two separate parcels and he is in contract to purchase both of the parcels.

The board discussed if there would be any issues with the line of site of the proposed building and the size of the building.

Trent Stepp moved to close the public testimony at 6:27 p.m. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

The board discussed the setbacks and if the road is widened would there be a line of site issue. The board wants to allow for the expansion. It is an unimproved alley, there is a storm sewer in the alley so it cannot be vacated.

The board discussed the options and practical difficulties. The board discussed with the applicant modifying the size of the building to prepare this lot for the Pike Street widening in the future. This would also allow for the buffering. Currently a structure could not be built on this lot without a variance.

The Board discussed all of the items he needs variances for to build on this property. The applicant has been waiting since March for this variance request.

Eric Nickolas moved to deny area variance VA-20-09 submitted by Ralph Bontrager for 1063 Pike Street Street to decrease the front yard setbacks from forty (40) feet to ten feet and the side yard setbacks from forty (40) feet to five and eleven respectfully from Section 907.D.3 General Requirements for front setbacks in the General Business District because the Standards for 'Practical Difficulty' (Section 512.B.) have not been met. The motion was seconded by Trent Stepp. Discussion: The board discussed option regarding the variance request and options. The motion passed by unanimous affirmative vote. The variance was denied.

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Etna Township Board of Zoning Appeals

Held July 21, 20 2020**VA-20-08 Carter Lumber - 13431 National Road**

The adjudicatory hearing was called to order by Chairman Reis at 7:05 p.m. on July 21, 2020 at the Etna Township Garage. The roll call showed members Trent Stepp, Shannon Mills, Greg Reis, and Eric Nickolas present, along with Clerk Laura Brown. Tommy Hunt was excused.

The nature of the hearing is to consider an Area Variance VA-20-08 submitted by Carter Lumber for 13431 National Road from Section 1103 Paving. The applicant was fine with moving forward with a four member board.

Chairman Reis explained the process of the hearing. The applicants Charles Price, Albert Avanesyan, and Steve Miller along with Zoning Inspector John Singleton were sworn in.

Zoning Inspector John Singleton provided a written Staff Report. The applicant is developing 4.69 acres of their property behind the existing Homes Lumber site. They are planning to construct an additional 12,000 square foot building in the rear of the existing lumber yard. They would like to pave an access road to the building as well as a one hundred foot cul-de-sac, with a concrete lane to the building from the cul-de-sac for trucks.

Chuck Price Vice-President of Carter Lumber explained the proposed expansion. This area for gravel would be for storage of building materials such as windows and garage doors. This would be done in two different phases. They had a TRC with Licking County on May 26, 2020. The paving requirement would add additional cost to the expansion. The truck traffic and employee parking would be on the paved areas.

The gravel areas would help with water runoff because the water will sink into the ground area.

This would not be an area for truck parking. The gravel area will be for storage of building materials only.

Exhibit 1 shows a yellow area for employee parking and this area will be paved. The orange area will be the storage area of building materials and it will not need to be paved for both Phase I and Phase II. The areas will be fenced. The storm water management will be completed for Phase I and they will provide a temporary fence, once both phases are completed they will construct permanent fencing.

For clarification the intent for the unpaved area will be for storage only not vehicular storage or parking.

Eric Nickolas moved to close the public testimony at 7:38 p.m. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

The applicant initialed Exhibit 1 to approve the areas shown as gravel and paved for the entire parcel with both Phase 1 and Phase 2.

Trent Stepp moved to approve area variance VA-20-08 submitted by Carter Lumber for 13431 National Road from Section 1103 paving to accommodate the storage of building materials in the areas shown as Phase I and Phase II on Exhibit 1. This variance allows for vehicular access to the parking spaces south of proposed new building but otherwise compliant with Section 1103 because the Standards of 'Practical Difficulty' (Section 512.B.) have been met. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

Minutes

Trent Stepp move to waive the public reading and to approve the minutes and sign the final orders for VA-20-04 Garmann-Miller SWL Schools and VA-20-05 Core5 Southgate from June 22, 2020. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn the meeting at 7:53 p.m. Eric Nickolas seconded the motion and it passed by unanimous affirmative vote.


Laura Brown, Clerk


Greg Reis, Chairman



81 Liberty Street
P.O. Box 188
Etna, Ohio 43018-0188

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

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

FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on July 21, 2020 at the Etna Township Garage to consider an Area Variance VA-20-09 submitted by Ralph Bontrager for 1063 Pike Street regarding setbacks in a General Business District.

The Board moved to deny Area Variance VA-20-09 submitted by Ralph Bontrager for 1063 Pike Street to decrease the front yard setbacks from forty (40) feet to ten feet and the side yard setbacks from forty (40) feet to five and eleven respectfully from Section 907.D.3 General Requirements for front setbacks in the General Business District because the Standards for 'Practical Difficulty' (Section 512.B.) have not been met. The motion passed by unanimous affirmative vote.

Excused

Tommy Hunt

A handwritten signature in blue ink, appearing to read "Shannon Mills", written over a horizontal line.

Shannon Mills

A handwritten signature in blue ink, appearing to read "Eric Nickolas", written over a horizontal line.

Eric Nickolas

A handwritten signature in blue ink, appearing to read "Greg Reis", written over a horizontal line.

Greg Reis

A handwritten signature in blue ink, appearing to read "Trent Stepp", written over a horizontal line.

Trent Stepp

The Final Order was approved and signed: 9-15-20

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



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