

Held May 29, 2024

VA-24-05 Ohio Machinery 13431 National Road SW

The meeting was called to order by Chairman Steve Holloway at 6:00 p.m. on May 29, 2024, at the Township Hall. The roll call showed members Steve Holloway, Rachel Zelazny, Jason Robinson, David Fulmer, and Anthony Gilmore present. Alternates Johnny Cremeans, Ryan Davis, Clerk Holly Palumbo, Zoning Inspector Freddie Latella and Keeghan White were also present.

VA-24-05 Ohio Machinery 13431 National Road SW

The adjudicatory hearing was called to order at 6:00 p.m.

The nature of the hearing was to consider an Area Variance request VA-24-05 for the application submitted by Ohio Machinery for the property located on 13431 National Road SW from Section 907 General Business District Title D.2 General Requirements. Under D.2 General Requirements, every lot shall have a minimum width of 200 feet. A minimum width is considered the same as minimum frontage per Section 1023 Required Lot Frontage. A variance is requested to reduce the minimum frontage from 200 feet to 30 feet along the road right-of-way.

Chairman Holloway explained how the adjudicatory hearing will be conducted. Zoning Inspector Freddie Latella, Keeghan White, Chris Auvil and Mark Smoley were sworn in.

Chris Auvil with Ohio Machinery in Broadview Heights Ohio is their Corporate Services Project Manager. Mr. Auvil is requesting a variance to proceed with subdividing and purchasing the property from Carter Jones Lumber. The applicant intends to construct their flag ship Peterbilt branch and the distribution center for Caterpillar in that area. Mr. Auvil introduced Mark Smoley of the Mannik Smith Group located at 20600 Chagrin Blvd, Shaker Heights Ohio. Mr. Smoley is the civil engineer on the project. Mr. Smoley is requesting a variance for a short window of time in order to allow them to split the parcel. The variance Ohio Machinery is requesting is not a permanent variance. When talking with the Licking County Planning Commission, they are making a deed annotation on the created deed, which forces them into their final stage. Ultimately their objective is to create a major subdivision and extend Crum Drive and dedicate Crum Drive.

Freddie Latella, the zoning inspector, asked if any of Crum Drive has been built yet. Mr. Smoley said Crum Drive has not yet been built and is considered a paper street as of now. David Fulmer from the Board of Zoning Appeals asked if there was a time frame for this project. Mr. Smoley commented that it is dependent on the Licking County Planning Commission. The subdivision proper is called Carter Point and it is currently in the preliminary planning stage. It has already been through the TRC the Tactical Review Committee. Ohio Machinery is planning to be on the July schedule for the planning commission meeting. The goal is to break ground in September or October. The understanding is that Ohio Machinery can start construction without Crum Drive being ready as long as the road is bonded. They would like the project to be completed by the end of 2025. Jason Robinson would like to know where the construction entrance will be located during construction. The construction entrance will mostly likely would be to come in from 40 off Carver Drive, but that will be dependent on meeting with their contractor. The applicant stated that the construction entrance will meet the requirements of soil and water. Anthony Gilmore questioned since most of the development will be from Humphries Drive, is Humphries Drive in a condition to support all the work that will be done. Mr. Smoley indicated that there are other companies like their client that use Humphries Drive as well. Carter Drive will have access to the site and will most likely be their main entrance for construction. The only dedicated right-of-way will be Crum Drive connected to Humphries Drive. Steve Holloway asked when the variance will no longer be needed and the frontage would go back to 200 feet. Mr. Smoley indicated that once all the public improvements have been made, then the road can be dedicated. Rachel Zelazny asked for clarification on the 2025 construction time frame. Ms. Zelazny would like to know if the roads or buildings would be completed by 2025. The applicant stated they would like to have both the construction of the roads and the buildings completed by 2025.

Keeghan White with McBride Dale Clarion located at 5370 Dragon Way Ste 300, Cincinnati, Ohio presented the staff report submitted for Etna Township. The staff recommends the Board of Zoning Appeals approve the proposed variance with the following condition. The applicant shall complete the extension of Crum Drive after the purchase of the property to bring the property into compliance with Article 9, Section 907 D.2. General Requirements.

Exhibit 1 – Map Exhibits of The Variance

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

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Mr. Smoley provided a proposed lot split plat detailing the variance request. This also included an ariel view of the property along with existing boundary lines, proposed lot split, and an area of variance.


Exhibit 2 – Staff Report

Keeghan White with McBride Dale Clarion provided the staff report. The staff report contained the property information, variance request, project overview, and staff recommendations.

The Board of Zoning Appeals went into deliberation at 6:40 p.m. The board exited deliberation at 6:55 p.m.

Jason Robinson moved to approve, with conditions, the Area Variance request VA-24-05 for the application submitted by Ohio Machinery for the property located on 13431 National Road SW from Section 907 General Business District Title D.2 General Requirements. The condition for the variance is the applicant shall complete the extension of Crum Drive after the purchase of the property to bring the property into compliance with article 9, section 907 D-2 General Requirements on or before June 30, 2026. Discussion: The board determined that there is substantial evidence to make the specified findings required under section 512 B. The motion was seconded by Rachel Zelazny. The motion passed by unanimous affirmative vote.

David Fulmer moved to adjourn at 7:00 p.m. The motion was seconded by Rachel Zelazny and passed by unanimous affirmative vote.



Holly Palumbo, Clerk



Steve Holloway, Chairman