



PLANNING AND ZONING COMMISSION

PUBLIC MEETING MINUTES

FEBRUARY 1, 2016

Meeting was called to order at 6:00 p.m.

Members Present: Lance Westcamp, Becky Hutson, Patrick Pickett,
Bruce Boyer, Brent Fridley

Staff Present: Marsha Hall, Administrator
Kevin Shannon, Law Director
Stephen Moore, Building Official
Teresa Veit, Building Clerk

ATTENDANCE ROLL CALL:

Lance Westcamp	present
Becky Hutson	present
Patrick Pickett	present
Bruce Boyer	present
Brent Fridley	present

Approval of the meeting minutes from the January 4, 2016 meeting.

Minutes were approved as submitted.

Declaration of bias or conflict of interest: None

Lance Westcamp asked the Building Clerk to read the request #2016-01.

Building Clerk read the request #2016-01 - A request by Tim Sargent for a Use Variance at 540 Blacklick Street, Parcel #185-000254.

Lance Westcamp asked Stephen Moore to read the staff report.

Stephen Moore read the staff report.



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The applicant is requesting a Use Variance to allow operation of a Mechanical Contracting (HVAC) business at this location. He plans to use the front building for his business and the residential building in the rear will continue as residential use. The property is currently zoned Urban Residential (R-6) and the requested use is not a permitted or conditional use in that zoning district. In the past, the building has been used for commercial purposes, which were existing non-conforming uses, but has not been used or occupied for more than two years. Per section 1181.04 (c) no non-conforming use may be reestablished where such non-conforming use has been discontinued for a period of at least two (2) years.

Staff has no objection to granting of the Use Variance as requested. However, since this is primarily a residential area, staff recommends the Commission members consider the following conditions:

- No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot or outside of the building. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference that any radio or television receives off the premises, or causes fluctuations in line voltage off the premises.
- There shall be no outside storage of any kind.
- The use is limited to the front building only as shown on the application any modification or expansion will require approval from council.
- Signage shall be regulated per the Historic District sign regulations.
- Restrictions to parking of commercial vehicles used in the business.

The same sign restriction was done across the street at the glass business which kept the signs smaller so there aren't large signs in a residential neighborhood. There have been issues with parking in that area already so that will be a concern for the residents. The applicant can explain how he is going to park his commercial vehicles and when they will be there.

Lance Westcamp asked if there were any questions.

There were no questions.

Lance Westcamp invited Tim Sargent to the podium.



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Tim Sargent, 4816 Bixby Ridge Drive E, Groveport, OH 43125

Tim Sargent stated that they are a small HVAC contractor. He co-owns it with his brother. He is the majority shareholder of the business. He owns both buildings on the parcel through a company called 540 Blacklick Street, LLC. His intent was to purchase the building and run their small HVAC company out of the front building. At the closing table, he found out it was zoned residential. There are three (3) areas in front of the building that there would be between two (2) and four (4) people in and out throughout the day. Maybe one (1) to two (2) people there all day and just the normal Fed Ex & UPS deliveries. There would be light traffic. Anything that is parked there would be parked around back. There is a parking area behind the building, between the two (2) buildings. Between the front and back building and the two (2) buildings next to each other, the white and tan buildings, there is a spot there that they could park a couple of pick-up trucks if needed. They don't intend to use any street parking or very little street parking, maybe one (1) or two (2) cars at the most.

Becky Hutson asked if the work trucks that they work out of are panel trucks?

Tim Sargent responded that they are full size vans and pick-up trucks with the cap on them. Some have ladder racks on them. They are not big panel box trucks. They are regular size not even the extended type.

Lance Westcamp asked if they get any deliveries by semi truck's?

Tim Sargent responded they don't have the capacity for that in that building. Anything by semi will go to a crane yard. Then the crane company will transport it to the job site for them or it will go directly to the manufacture rep or supply house in town. They will pick it up from them because they have the fork lift and the capacity to move the product around for them.

Patrick Pickett asked if they will do fabrication there?

Tim Sargent responded no. If they did, it would be very minimal. So minimal that every tool that they would use would be a manual tool and wouldn't be electric other than maybe a drill. Most of the fabrication is outsourced.



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Patrick Pickett asked if the building has a shared wall with the residents next door?

Tim Sargent responded yes it does.

Patrick Pickett asked they are not here?

Tim Sargent responded that he spoke to the gentleman next door and he was thrilled that they had cleaned the property up and was happy that someone was going to be there to take care of it. They put a huge dumpster out back that they filled up with stuff. There was a landscaper there several years ago that had dumped piles and piles of rocks and debris and all kinds of stuff behind there. They rented a bobcat and had someone clean that up and regrade it. The neighbor was thrilled to see that stuff disappear.

Motion made by Bruce Boyer to approve request #2016-01 with the conditions stated in the staff report, seconded by Becky Hutson.

ROLL CALL:

Becky Hutson	yes
Patrick Pickett	yes
Bruce Boyer	yes
Brent Fridley	yes
Lance Westcamp	yes

Motion passes.

Other Business: None



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Lance Westcamp asked for a motion to adjourn.

Motion made by Becky Hutson to adjourn, 2nd by Patrick Pickett, all in favor.

Motion passed.

Meeting adjourned at 6:10 p.m.

Lance Westcamp, Chairperson