



BOARD OF ZONING APPEALS

PUBLIC MEETING MINUTES

MARCH 7, 2016

Meeting was called to order at 6:15 p.m.

Members Present: Bruce Smith, Scott Clinger, Patrick Pickett, Jan Stoots

Members Absent: Greg Keller

Staff Present: Mike Poirier, Building Inspector
Teresa Veit, Building Clerk

ATTENDANCE ROLL CALL:

| | |
|-----------------|---------|
| Bruce Smith | present |
| Scott Clinger | present |
| Patrick Pickett | present |
| Jan Stoots | present |
| Greg Keller | absent |

Approval of the meeting minutes from the February 1, 2016 meeting.

Motion made by Scott Clinger, seconded by Jan Stoots to approve the minutes of the February 1, 2016 Board of Zoning Appeals meeting.

ROLL CALL:

| | |
|-----------------|-----|
| Scott Clinger | yes |
| Patrick Pickett | yes |
| Jan Stoots | yes |
| Bruce Smith | yes |

Minutes were approved as submitted.

Declaration of bias or conflict of interest: None

Bruce Smith swore in the speakers.

Bruce Smith asked the Building Clerk to read the request #2016-002.



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Building Clerk read the request.

CASE NUMBER: #2016-002

APPLICANT: NorthPoint Development

REQUEST: A variance request by NorthPoint Development for a lot split variance at 6606 Pontius Road, Parcel #185-001319.

Bruce Smith asked Mike Poirier to read the staff report.

Mike Poirier read the staff report.

The applicant applied for a lot split for this development and one of the new lots is only 23.709 acres. Section 1162.02(a) requires a tract of land to be a minimum of 25 acres. The applicant is requesting a variance to allow a lot to be less than 25 acres in the Planned Industrial Park zoning district. Section 1162.02(a) allows the minimum 25 acre requirement to be reduced if the use of the entire area is set forth in the application including:

- 1). The type of firm or firms;
- 2). A site plan for the development of each lot, including the placement of structures, storage area, parking areas, yard space, and other activities.

The type of firm or firms is not known at this time due to the building to be built on this lot is being constructed as a speculative warehouse at this time. The requirements of item #2 above are met through the approved development plan for this development.

Variance required:

To section 1162.02(a) to allow from the minimum 25 acres to 23.709 acres for a lot split in the Planned Industrial Park zoning district.



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STAFF RECOMMENDATION:

Staff does not object to the granting of this variance as proposed, however staff recommends the Board consider the following items in making its determination to grant or deny this variance;

1. The Board shall only approve a variance or modification thereof if extraordinary circumstances exist. The Board shall consider the following to determine if extraordinary circumstances exist;
 - A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use without the variance;
 - B. Whether the variance is substantial;
 - C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
 - D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
 - E. Whether the property owner purchased the property with knowledge of the zoning restriction;
 - F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
 - G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Bruce Smith invited Amy Nagy to the podium.

Amy Nagy, EMH&T, 5500 New Albany Road, Columbus, OH 43054

Scott Clinger asked if this is going to be a warehouse?

Amy Nagy stated yes it is a warehouse. The reason the variance is needed is because the original intention was that the lot would be a little bit bigger. The tenant that went in the existing million square foot building that has been built to the south of this building requested additional trailer



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parking. They swapped parking from one site to another. That parking was originally suppose to be part of this site. With the way the tenant came in that is the reason they are requesting the lot split and why the acreage has dropped under the twenty-five (25) acres.

Jan Stoots asked if the parking for the smaller acreage is adequate for what will go in there?

Amy Nagy responded yes. The building that went into the south required a number of trailer spaces that is not typical. There was alot that was needed for that building so they swapped some around.

Bruce Smith asked if there were any questions.

There were no questions.

Motion made by Scott Clinger to approve variance #2016-002 stating Duncan Criteria # A & B, seconded by Patrick Pickett stating Duncan Criteria # C & D.

ROLL CALL:

| | |
|-----------------|-----|
| Patrick Pickett | yes |
| Jan Stoots | yes |
| Bruce Smith | yes |
| Scott Clinger | yes |

Motion passes.

Other Business: None

Motion to adjourn was made by Patrick Pickett, seconded by Jan Stoots.



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ROLL CALL:

| | |
|-----------------|-----|
| Jan Stoots | yes |
| Bruce Smith | yes |
| Scott Clinger | yes |
| Patrick Pickett | yes |

Meeting adjourned at 6:22 pm.

Bruce Smith, Chairperson