

Scioto Township Zoning Commission – January 17, 2017

A meeting of the Scioto Township Zoning Commission was called to order at 6:59 p.m. by 2016 Chair Weatherhead. The following members were present: Roese, Weatherhead, Hamilton, Fisher, Jahn.

Roese moved to nominate Weatherhead as 2017 Chair. Hamilton seconded the motion. Vote: Jahn-yes, Fisher-yes, Roese-yes, Weatherhead-yes, Hamilton-yes. Motion carried.

Jahn moved to nominate Hamilton as 2017 Vice-Chair. Roese seconded the motion. Vote: Jahn-yes, Fisher-yes, Roese-yes, Weatherhead-yes, Hamilton-yes. Motion carried.

Weatherhead made a motion with a second by Roese to suspend the reading of the minutes. Vote was unanimous. Motion carried.

### **New Business**

**Tabled Hearing** – an application was received for rezoning a lot from AG to SU. Property is located at 9945 Keplar Ford Road. Hearing was Tabled at the last meeting per applicant, Troy Adkins' request.

Adkins came before the Board and requested an extension to his Tabled hearing. He has learned that the cabins are not in the flood plain but is still awaiting a meeting with Terry Frazier to discuss the high water mark. Also pending is the Health Department inspection of the cabin septic systems. Adkins stated he is hoping to be prepared to come before the Commission at their next Regular meeting. The Commission stated no objections to the additional extension. Adkins is aware the next Regular meeting of the Zoning Commission will be February 21. In the interim, McFarland will request a better copy of the Health Department paperwork completed to date.

**Hearing - Clarence Wissinger, President of Noxious Vegetation Control, Inc.** filed an application to rezone property at 14923 SR 104 from Planned Business to Planned Industrial. Property is owned by Jeffrey and Tina Grabans.

McFarland presented the application and stated the Pickaway County Planning Committee approved the request only indicating a possible issue with the helicopter noise. The Health Department has also approved the plan. McFarland stated the process is being expedited because of the applicant's current lease, but that no time lines were violated. Proposed business is a commercial warehouse facility and service business. Majority of service work is done offsite. A divergent is required due to the residence behind the property. McFarland had aerials from 2009 and there have been no structure changes since that time.

Martin McClaskey, resident who resides in the home behind the property, came before the Commission. He stated his concerns were the safety of his foster children, road access to his property, and that security lighting does not glare down on his property. He asked if once rezoned, if property could be used for any other type of Industrial business. Weatherhead stated the Zoning decision is tied to the business plan presented only. McClaskey stated no objections regarding the helicopter.

Clarence Wissinger came before the Commission. He addressed the helipad lighting. Wissinger stated helicopters may fly in once a week, during the day only. Further, the business will only operate during daytime business hours. He said there are two mechanics but, they mostly work offsite. FAA approval will be obtained for the service station. He showed the Commission location of the truck parking and lighting. McClaskey was agreeable to the lighting. Wissinger stated no objections to the driveway access. The daycare is scheduled to close within 30 days. Construction phases:

Phase 1 fencing (screened chain length), lighting

Phase 2 helipad, building/hanger – to be completed within 2 years

McFarland said a site survey will be needed when Wissinger is ready to construct the building/hanger. Applicant stated he understood this. McFarland also informed Wissinger he would need a zoning certificate for the fence and for the building/hanger. If the time frame is not met, the applicant can request an extension from the BZA.

McClaskey said he has an attorney drafted agreement with Grabans for access to his property. There were no objections from McClaskey or Wissinger to continue this agreement. McClaskey stated he is satisfied with the proposed plans.

Jahn moved to recommend to the Board of Trustees approval of the proposed Planned Industrial plan with phased construction and establishing April 1, 2019 as the expiration date of Phase 2. Roese

seconded the motion. Vote: Jahn-yes, Fisher-yes, Roese-yes, Wetherhead-yes, Hamilton-abstain. Motion carried. The Board of Trustees will hear this matter at their February 16 meeting.

Hamilton explained concerns over the power of attorney and should property not sell, that paperwork was pieced together, and that current property owners are both Jeffrey and Tina Grabans with only Jeffrey having signed the Zoning application.

Jahn suggested in the future they may want to require a signed purchase agreement, contingent upon zoning. Weatherhead requested packets include all pages of the application form.

**Zoning Reports** – McFarland distributed the reports and discussed violations. He is working on the new Zoning books and offered the option of 3-ring binder or spiral bound books. Roese asked that he check on a building extension being constructed at a Walker Road property.

#### **Old Business**

**Minutes** – The minutes of the Regular meeting of December 20, 2016 were approved in a motion by Jahn with a second by Weatherhead. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried.

With no other matters to come before the Board, Jahn moved to adjourn. Fisher seconded the motion. Vote was unanimous. Meeting adjourned.

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