

Scioto Township Zoning Commission – November 15, 2016

A meeting of the Scioto Township Zoning Commission was called to order at 7:00 p.m. by Chair Weatherhead. The following members were present: Roese, Weatherhead, Hamilton, Fisher, Jahn.

The minutes of the Regular meeting of October 18, 2016 were approved in a motion by Roese with a second by Weatherhead. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried.

Old Business

McFarland reported that the Pickaway County Planning Commission had approved the Zoning Resolution changes the Zoning Commission approved the last meeting.

New Business

Hearing – an application was received to consider a modification of a Special Use Development Plan at 11659 SR 104. McFarland presented the application from Lighthouse Community Church. He referred the Commission to the Zoning Resolution, page 116, Section 23.04b. The original plan was approved in 2007. There are multiple changes being requested at this time. The Pickaway County Planning Commission has approved the modifications.

PJ Rings came before the Commission to thank the Commission and Community for the tremendous growth they have seen at Lighthouse Community Church.

Jason Harrel is the Engineer for the project. He reviewed the proposed modifications:

1-increase size of Phase 3 for an approximate 100x100 feet (not including bump-outs) pre-engineered building to be constructed within a 5-year window; Harrel said it will be of same aesthetics as existing structure,

2-additional signage, constructed as a silo to blend with the community and surroundings,

3-increase in number and type of external lighting, with a couple to be located outside the existing parking lot so they will be set for future parking; plan for lighting install is within the next couple of months,

4-construction of shelter house, approximately 30x40 feet (original plan was for a pole barn) to be constructed within a 2-year window,

5-addition of flag poles with lighting mounted to the pole to be installed within a 2-year window, and

6-expansion of parking lot to accommodate approximately 60 additional spaces.

Hamilton asked for confirmation of who can make application on behalf of the Church. McFarland stated several individuals are authorized, a copy of such authorization is on file with the Township.

Weatherhead asked about leaching: Harrel replied that leaching will have to be moved with Phase 3 and that the soil testing has been completed and Health Department approval received. He said for the Health Department approval to stand, work must be completed within 5 years. Roese asked if this was in writing and he was referred to the approve on the site review application dated October 5, 2016.

Hamilton asked about the building bump outs and this was explained as emergency exit and entry doors into existing structure.

Weatherhead discussed the request for a 5-year extension. McFarland pointed to where the Zoning Resolution gives that option and also allows the Board of Trustees to extend the timeline should the Zoning Commission agree to a shorter timeline. Roese favored a 3-year extension but would be agreeable to 5 years. Jahn argued that based on the nature of the use (church), it is not like approving a new business venture.

The Commission asked the applicants to comment on their order of priorities. They confirmed: First – the lighting (a total of 5), to be directed to the parking lot and not the highway; work to begin immediately. Second – flag poles similar to the one in front of the Service Center building, to be set at normal height. Third - The shelter house within 3 years and Phase 3 building within 5 years. Fourth – update to existing building. Fifth – finish balcony of Phase 3 building. McFarland stated as long as the footprint does not change, the Plan would not need to be updated for work inside the structures. Harrel stated a playground will also be built.

Jahn made a motion to accept the modifications to this Special Use Development Plan with the elimination of the silo, granting up to 5 years for Phase 3, to sunset should they no longer own the property. Fisher seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried. Matter will be heard by the Board of Trustees on December 15., 2016. Rings asked if the parking expansion was included. The Commission said yes, as it was included in the application packet.

Minor vs major modifications were discussed. No decisions were made and more discussion is needed as is input from Archer.

There was also discussion about pulling information from different sections to apply to a situation. Weatherhead recommended this be addressed so there are no errors.

McFarland reviewed the permits and violations.

Roese requested an updated contact list. This will be distributed the next meeting. Also, McFarland will see that the website is updated to reflect current Zoning Board members and Trustees.

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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