

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: Monday, July 28, 2014**

Regular Meeting

Mr. Brant called the Board of Zoning Appeals regular meeting to order at 7:01 p.m. at the Grove City Municipal Building, 4035 Broadway.

Roll was called and the following members were present:

John Brant

George Holinga

Ms. Reisling was excused. Staff present: Chief Building Official Mike Boso, Director of Law Stephen Smith, Planning and Zoning Coordinator Laura Scott.

Also present; Don Plank, Andrew Weeks and Raif Webster of Van Trust Real Estate, David Efav, Red Architects, Mayor Barnes of Village of Urbancrest.

All representatives addressing the Board were sworn in at this time.

- 1) **Mr. Brant moved to approve the minutes of the previous meeting as written; seconded by Mr. Holinga.**

VOTE: Brant, YES; Holinga, YES; - **APPROVED**

The Chair moved into the agenda items indicating item #3 and #4 had to be tabled due to one of our board members having a conflict of interest and not having enough board members to vote on the items. The items will instead be heard at a special meeting of the Board of Zoning Appeals on August the 5th at 5pm.

Mr. Brant moved to Item #5 on the agenda;

Hear the appeal of Donald T. Plank, Attorney, representing Van Trust Real Estate, 0000 Southwest Blvd. (PID# 040-004262) for variances to Table 1135.12 to

- a.) exceed the maximum allowable building height of 35 feet in several areas of the building with the highest elevation being 43feet, 8 inches.
- b.) exceed the allowable lot coverage for IND-2 Zoning District of 35% to 37.22% and
- c.) reduce the rear yard minimum setback for buildings from 100 feet to 60 feet

Mr. Plank noted that he would like to withdraw item 5c as it was no longer necessary. Staff was in agreement. The chair acknowledged this. Mr. Plank had provided the board members with a booklet prior to the meeting. Andy Weeks of Van Trust gave an overview of the business, similar projects and the need for projects like this one. Mr. Holinga asked about the kinds of tenants who would occupy a facility such as this, the need for increased height and the benefit of this type of construction. This facility is being built on a speculative basis. Mr. Weeks indicated the new facilities have increased energy efficiency and allow for new technology that attract tenants who require modern state of the art facilities for today's product distribution and warehousing. He presented Exhibit #9, a document tracking vacancy rates which showed that vacancy rates for buildings with a clear height of 32' or less are greater than those with a clear height of 32' and above. The overall height needed is even higher due to today's construction methods and practices, parapets, sloping for drainage and other architectural features.

Mr. Plank gave an overview of the project and the building features creating the need for the height increases. The increased building height allows tenants to have another row of pallets.

Mr. Brant asked Mr. Boso if he knew how many buildings in the area were over the 35' height limit. Mr. Boso didn't have any research indicating this but he was aware that the building across the street was over 35' high.

Mr. Brant stated he believes a hardship does exist if the applicant cannot be competitive with the other buildings in the area. Mr. Plank agreed that Grove City is not competitive with the buildings at Rickenbacker or any new construction in surrounding areas going in. Mr. Plank noted the Grove City Code has a built in need for variances because it includes the height of the parapet required to screen mechanicals which results in a roof clearance that lower than the 35' max height.

Mr. Holinga asked for clarification on the 30' roof height on the other end of the building. It was explained the docking areas can be lower as there is no "racking" in this area.

Chair Brant asked for additional comments on the proposed height variance. Mayor Barnes of the Village of Urbancrest stated his concerns for Third Avenue residents will see it from their front porches and could affect their property values. He indicated that Urbancrest has plans to rezone this property from I-1 Industrial to residential and will pass legislation on August the 5th then begin planning and design phase. The process has been ongoing for a year and a half. They have been working with Franklin County to get certain approvals. He asked the board to consider the effect of these variances. A letter from Ms. Nicholson who owns a home and several lots on Maple St. in Urbancrest was also shared with the board and the applicant. The Chair gave an overview of the development process following this hearing and the opportunity for appeals to decision of the Board of Zoning Appeals.

Motion was made by Mr. Brant to grant a variance to Table 1135.12 to exceed the maximum allowable building height of 35 feet in several areas of the building with the highest elevation being 43 feet, 8 inches. Seconded by Holinga.

VOTE: Brant, YES. Holinga, YES; **APPROVED.**

The chair moved to the next item;

A request for variance to Table 1135.12 to exceed the allowable lot coverage for IND-2 Zoning District of 35% to 37.22%.

Mr. Plank presented several exhibits during the proceeding, each of them marked exhibits #1-#9. He presented a map consisting of nine similar buildings in the vicinity, seven of them having lot coverages greater than the 37.22% being requested by Van Trust. He also indicated that in Columbus the lot coverage permitted is much higher.

Mr. Brant entered Exhibit 10, a letter from BZA Member Reisling and Exhibit 11, a letter from Ms. Nicholson, a resident on Maple St.

Mr. Brant asked Mr. Boso if he had knowledge of the buildings presented in the exhibit as exceeding the 35% lot coverage. He did not but trusted Mr. Plank's research. Mr. Brant asked about landscaping and the tree line to the north. Mr. Plank indicated they would meet the landscaping requirements which were fairly significant. Mr. Webster indicated they would preserve as much as they can but most of the trees were on the property to the north.

Motion by Chair Brant to grant the appeal to Table 1135.12 to exceed the allowable lot coverage for IND-2 Zoning District of 35% to 37.22%. Seconded by Mr. Holinga.

VOTE: Holinga, YES; Brant, YES. **APPROVED.**

Mr. Brant moved to new business. The board would like to change the regular monthly meeting time from 7:00pm to 6:30pm. Ms. Reisling had sent an email supporting this change.

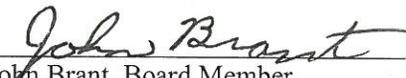
Motion by Mr. Holinga to change the regular monthly meeting time to 6:30pm. Seconded by Brant.

There being no further business, a **motion** was made by Mr. Brant to adjourn the meeting at 8:50pm, seconded by Mr. Holinga.

VOTE: Holinga, YES; Brant, YES. **APPROVED.**

Mr. Brant advised the applicant of the 21-day waiting period.

Adjournment.


John Brant, Board Member


Laura Scott, Secretary