

Northeast Area Commission Zoning Committee mtg (7/20/2021)

Commissioner Attendance:

Alice Porter, Chair

Brad Davis

Kevin Kenley

Robert Hill

Mifflin Township Fire Dept. (Variance) BZA21-074 (Mifflin Township Fire Department; 2458 Agler Road-43219)

- Representatives of Mifflin Township Fire Dept): Attorney Brown (project legal counsel) and J. Boone (Moody Nolan Architects)
- Existing facility: South side of Agler Rd. west of Sunbury Rd. (now obsolete)
- Plan to construct a new fire station building across the street from the former fire station on the north side of Agler Rd.
- Zoning Application was submitted to accommodate the following adjustments:
 - Annexation of township property (from the township into the City of Columbus); now categorized as City of Columbus Rural which permits a fire station designation (City Council approved in May, 2021)
 - Reduction of lot size from 5 acres to 1.1 acres
 - Reduce the parking setback on Agler Rd. from 25 to 10 (including one handicap and 2 visitor spaces in front of the building)
 - Reduce the overall # of parking spaces from 22 to 19 based on the size of the building
 - Reduce the side yard setbacks from 7-1/2 to 0 ft. to install an 8' fence along the perimeter of the property and another variance to allow for a 5' chain link fence with black vinyl slats along the front of the building – all fire fighters will park behind the building
 - On the back and sides of this property, there are existing chain link fences that are in disrepair; this project includes replacement of these fences (area residents were previously informed of these plans; upon approval of the BZA application, residents will receive updated information)

Mifflin Township Fire Dept. (Variance) BZA21-074 (Mifflin Township Fire Department; 2458 Agler Road-43219) – cont'd

Commissioner Porter stated this BZA application will be moved forward for a final vote to the full commission at the September 2, 2021 meeting. She also suggested the project representatives consider reducing the size of the 8' fencing around the building. Project representatives agreed to review reducing the size of the fence.

AFS-America's Floor Source (Zoning) Z21-049 (America's Floor Source expansion; 2189 Stelzer Road-43219)

- Representative: Attorney Stevenson (project legal counsel)
- Expansion of current facility located near the front of City Gate Drive; adding new showroom and warehouse facilities on the corner of City Gate Drive and Stelzer Road
- Truck traffic will cease utilization of Cassady Avenue and use newly constructed driveways off Stelzer Rd. instead, as well as occasional use of Johnstown Rd. The front of the warehouse is facing Stelzer Rd; however, the building loading docks will be adjacent to Stelzer Rd. The new showroom will provide more business visibility
- The overall application is for the new building move and retail space
- Mr. Stevens added that a traffic study was not warranted as plans will not have an effect on Stelzer Rd. traffic and requested a vote this evening so this project can possibly be finalized

Commissioner Porter made a motion to approve this application with the development of a landscape plan in the area, as well as review of a traffic study. Commissioner Kenley seconded the motion. All commissioners present voted to approve. Motion carried. Commissioner Porter clarified that she would only write an approval letter when the area landscape plan and traffic study review is submitted.

Sheetz (Graphics Variance) GC21-026 (Sheetz Service Station; 2900 N. Cassady Avenue-43219)

- There were no Sheetz representatives at this meeting
- The following concerns were briefly mentioned:
 - Front facility signage is larger than compliance permits
 - Signage should not be taller than the neighboring McDonald's signage

Commissioner Rogers summarized the following based on by-law modifications:

- All Commissioners will receive any materials provided by project representatives in order to be prepared for a full Commission vote (i.e. Applications, Variances, Demolitions, etc.)
- All applications are discussed during Zoning meetings; approval recommendations are made and moved forward to the full Commission for final decisioning

Commissioner Kenley moved to adjourn meeting; Commissioner Davis seconded the motion. All present commissioners present approved. Motion carried.

Meeting adjourned at 7:12 pm.