

Board of Zoning Appeals

Application #'s VA-18-25 & VA-18-36

January 17, 2019

LEGAL NOTICE

Notice is hereby given that the Orange Township Board of Zoning Appeals will hold a public hearing on Thursday, January 17, 2019, beginning at 6:30 p.m. to consider the following application/s:

Variance Application #VA-18-36, Olentangy River Brewing Company. Requesting an Area Variance from Section 22.03(c(1)) of the Orange Township Zoning Resolution to allow the placement of a wall sign that will exceed the maximum height requirement in an area zoned Planned Industrial (PI) District. The subject property is located at 303 Green Meadows Drive South, Lewis Center OH 43035 and having permanent parcel number #318-342-01-005-000.

The hearing will be held at the Orange Township Hall, 1680 East Orange Road, Lewis Center, Ohio, 43035.

The applications and plans are available for inspection for a period of at least 10 days prior to the hearing at the Orange Township Zoning Office, 1680 East Orange Road, Lewis Center, Ohio, 43035. Zoning Office hours are Monday through Friday, 8 a.m. to 4:30 p.m. except legal holidays. Following this hearing the Board may have a meeting for general purposes to consider such business as may properly come before it including, but not limited to, consideration and/or approval of minutes, scheduling future hearing dates for this or other applications and like matters.

The person responsible for the publication of this notice is Jeff Beard, Orange Township Zoning Department.

***Bruce Ward, Chairman
Jeff Beard, Orange Township Zoning Department***

Please publish one time, on or before Monday, January 7, 2019 in The Delaware Gazette

Mr. Beard called the hearing of the Orange Township Board of Zoning Appeals for January 17, 2019 to order at 6:30 p.m. First order of business is to elect a Chair and Vice-Chair for 2019.

MOTION TO ELECT CHAIR FOR 2019

Mr. Miller made a motion to elect Mr. Oster as the Chair of the Orange Township Board of Zoning Appeals for 2019; seconded by Ms. Jordan.

Vote on Motion: Ms. Jordan-yes, Mr. Oster-no, Mr. Trefz-yes, Ms. Sundar-yes, Mr. Miller-yes
Motion Carried

MOTION TO ELECT VICE-CHAIR FOR 2019

Mr. Oster made a motion to elect Mr. Miller as the Vice-President of the Orange Township Board of Zoning Appeals for 2019; seconded by Ms. Jordan.

Vote on Motion: Ms. Jordan-yes, Mr. Oster-yes, Mr. Trefz-yes, Ms. Sundar-yes, Mr. Miller-abstain
Motion carried

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52 Roll Call: Rick Oster, Punitha Sundar, Jerry Miller, Victoria Jordan, Kelvin Trefz

53

54 Township Officials Also Present:

55 Michael McCarthy Township Counsel

56 Jeff Beard Zoning Enforcement Officer

57

Old Business

59

60 Mr. Beard: Our next topic is Variance Application #VA-18-25, Buckeye Investment NWO LLC, you
61 were provided in your packet an email that was asking that the application be withdrawn.

62

MOTION TO COME BACK FROM RECESS FOR APPLICATION #VA-18-25

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65 Ms. Jordan made a motion to come back from recess for Variance Application #VA-18-25, Buckeye
66 Investment NWO LLC from the table; seconded by Ms. Sundar.

67

68 Vote on Motion: Ms. Jordan-yes, Mr. Oster-yes, Mr. Trefz-yes, Ms. Sundar-yes, Mr. Miller-yes

69 Motion carried

70

MOTION TO ACCEPT WITHDRAWAL OF VARIANCE APPLICATION #VA-18-25

72

73 Mr. Oster made a motion to accept the withdrawal of Variance Application #VA-18-25, Buckeye
74 Investment NOW LLC; seconded by Mr. Miller.

75

76 Vote on Motion: Ms. Jordan-yes, Mr. Oster-yes, Mr. Trefz-yes, Ms. Sundar-yes, Mr. Miller-yes

77 Motion carried

78

79 Hearing continued with Variance Application #VA-18-36.

80

81 Minutes prepared by Cindy Davis, Zoning Secretary

82

83 On March 21, 2019, Ms. Jordan made a motion to approve the meeting minutes of the Orange Township
84 Board of Zoning Appeals dated January 17, 2019 for Variance Application #VA-18-25, Buckeye
85 Investment NWO LLC, with the following correction:

86

- 87 • Line 32: "7:00 p.m." should read "6:30 p.m."

88

89 Seconded by Ms. Sundar

90

91 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-yes

92 Motion carried

93

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95

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1 **Application #VA-18-36**

January 17, 2019

2
3 **Variance Application #VA-18-36. Olentangy River Brewing Company.** Requesting an Area
4 Variance from Section 22.03(c(1)) of the Orange Township Zoning Resolution to allow the
5 placement of a wall sign that will exceed the maximum height requirement in an area zoned Planned
6 Industrial (PI) District. The subject property is located at 303 Green Meadows Drive South, Lewis
7 Center OH 43035 and having permanent parcel number #318-342-01-005-000.
8

9 Mr. Beard presented the Staff Report and presentation. Site is located on the eastern side of Green
10 Meadows Drive South, south of East Powell Road. Applicant is proposing one wall sign on the
11 southwest corner of the building facing Green Meadows Drive South that will exceed the maximum
12 height requirement and is the only wall sign proposed to be on the building. The surrounding area,
13 north, south, east and west are all Planned Industrial. The proposed sign will be placed at 17' above
14 finished grade; a variance of 2' is required.
15

16 Mr. Trefz: What is the height of the mound or earth berm?
17

18 Mr. Beard: I don't have a height on that.
19

20 Mr. Oster: I appreciate the pictures you have because they show the mound on quite a few of them,
21 especially the one taken from down the road a bit; it kind of hides the building from the street.
22

23 Mr. Beard: I have provided you with an owner authorization letter because the original applicant was
24 not able to attend, so one of the other owners of the brewery is here.
25

26 **APPLICANT PRESENTATION/BOARD QUESTIONS & COMMENTS**
27

28 A court reporter from Runfola Reporters administered the oath to Mr. Schweitzer.
29

30 Scott Schweitzer, 5283 Port Haven Drive, Galena, Ohio 43021. We are a locally focused business
31 with the mission to brew high quality craft beer and coffee drinks and provide a community oriented
32 gathering place. The reason we began was when we were having meetings locally for the preserva-
33 tion of the Gooding House, people would ask where's some place local I can go and there was none.
34 There are a lot of chains here but there wasn't really any place I could say identified our community,
35 so that was one of our stated goals. We're asking for an increase in 2' for that sign; there are those
36 rolling hills that are in front of the building. We feel that increase would allow for more visibility
37 and therefore more awareness. We currently employ 4 full time people and 14 part time, so things
38 are going well but we feel increased visibility would be beneficial to our company. We are in a
39 Planned Industrial space and we're just looking to increase visibility of this building to draw in more
40 traffic.
41

42 **PUBLIC COMMENT**
43

44 John Coggins, 150 Long Branch, I actually don't live in the area of the brewery so I don't have a
45 personal stake in it, but I love beer and I guarantee it will be a good place. My concern is precedent,
46 it could become death by 1 or 2 feet at a time with the signage. If there's any place that's probably
47 less intrusive it's probably a Planned Industrial zone but I also don't think you will need to rely upon
48 people driving by along that road to pull into your place; I think people will hear about you by word
49 of mouth. I don't think people are going to drive around to find a place to have a beer. They'll be
50 able to find it by other ways but I don't think a 2' higher sign is going to benefit the business
51 substantially but I don't think it's going to be a detriment either if it stays within the Code. My

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52 biggest concern is precedent so the next guy doesn't get an 18' sign or 21' sign. Otherwise, I look
53 forward to having a beer in your place.

54
55 Mr. Miller: One of the criteria that's critical, whether it be signage, etc., is the surrounding
56 topography, and the topography in this case because of the existing mounds does allow this Board to
57 make appropriate changes to Code. Topography is critical on any zoning plans, so I just wanted to
58 make you aware of that.

MOTION TO APPROVE VARIANCE APPLICATION #VA-18-36

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61
62 Mr. Miller made a motion to approve Variance Application #VA-18-36, Olentangy River Brewing
63 Company, based on the topography in front of the building; seconded by Mr. Oster.

64
65 Vote on Motion: Ms. Jordan-yes, Mr. Oster-yes, Mr. Trefz-yes, Ms. Sundar-yes, Mr. Miller-yes
66 Motion carried

67
68 Mr. Miller: I do take the Code very seriously on changes, but topography is critical, especially in
69 industrial areas.

APPROVAL OF MEETING MINUTES

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73 Mr. Miller made a motion to approve the meeting minutes of the Orange Township Board of Zoning
74 Appeals dated October 15, 2018 as follows:

75
76 Variance Application #VA-18-17, George's Run III LLC, with the following corrections:

- 77
78 • Line 92 – site should read “cited”

79
80 Variance Application #VA-18-18, Continental Olentangy Crossings LLC, as written

81
82 Variance Application #VA-18-19, Anastasiia Tiurenkova, as written

83
84 Variance Application #VA-18-20, Jeremy Haynes and Michael Afaghi, as written

85
86 Conditional Use Application #CU-18-21, North Church with the following corrections:

- 87
88 • Line 28 – CUP should read “Conditional Use Permit”

89
90 Variance Application #VA-18-22, DJAM LLC, with the following corrections:

- 91
92 • Line 165 – Duncan Moefield should read “Duncan versus Middlefield”
93 • Line 166 – Duncan versus Moefield should read “Duncan versus Middlefield”
94 • Line 168 – PUD should read “Planned Unit Development”
95 • Line 176 – Duncan versus Moefield should read “Duncan versus Middlefield”
96 • Line 245 - ??? should read “practice”

97
98 Mr. Oster made a motion to approve the minutes of the Orange Township Board of Zoning Appeals dated
99 November 15, 2018 as written for the following applications:

- 100
101 • Variance Application #VA-18-17, George's Run III LLC

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- 102 • Conditional Use Application #CU-18-23, Lifepoint Church
103 • Variance Application #VA-18-24, Buckeye Investment NWO LLC

104

105 Motion seconded by Mr. Trefz

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107 Vote on Motion: Ms. Jordan-abstain, Mr. Oster-yes, Mr. Trefz-yes, Ms. Sundar-yes, Mr. Miller-yes

108 Motion carried

109

110 Hearing adjourned at 7:00 p.m.

111 Minutes prepared by Cindy Davis, Zoning Secretary

112

113 On March 21, 2019, Ms. Jordan made a motion to approve the meeting minutes of the Orange Township

114 Board of Zoning Appeals dated January 17, 2019 for Variance Application #VA-18-36, Olentangy River

115 Brewing Company, as written; seconded by Ms. Sundar.

116

117 Vote on Motion: Mr. Oster-yes, Mr. Miller-yes, Ms. Sundar-yes, Ms. Jordan-yes, Mr. Trefz-yes

118 Motion carried

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