

Board of Zoning Appeals Hearing Minutes

Greenfield Township, Fairfield County, Ohio

Greenfield Township Board of Zoning Appeals
Meeting Minutes 12/18/2024

Meeting called to order by Elizabeth McNeese at 7:17 PM

Roll Call Present: Donna Kosch-yes, Amy Brown-yes, Dave Bichard- yes, Jeff Williamsen – Yes, Leann Racki - Yes, Elizabeth McNeese- Yes

Also in attendance; Jeff Williamsen, Greenfield Township Zoning Inspector

Elizabeth McNeese noted the purpose of this meeting is to hear the variance request. She requests anyone who wishes to speak to be signed in. She stated this is an official proceeding. The meeting will be recorded and minutes will be published on the website. The recording will be available by official public records request.

Secretary Leann Racki read the purpose of the hearing:

This hearing is to hear the application for a variance on the following property:

Owner: RAH Enterprises
Address: 2663 Setter Ct
Lancaster OH 43130

Tax Parcel ID # 0140122700

Current classification: Industrial (I)

Items under consideration within the Greenfield Township Zoning Resolution:

- Section 355.05.C.1 “ A side yard when abutting industrial- twenty five (25) feet for principal and accessory structures.” Applicant is requesting 15 feet.
- Section 355.05.D “Any new structure or parking area must be located no less than 50 feet from the road right-of-way”. Applicant is requesting 32 feet.

Jeff Williamsen, Zoning Inspector is sworn in and states the background of the application. Steve Eversole plans to put in an office building in this location, and is requiring the side yard set back because the front of the building is the short side and the side yard is the longest part of the building. The other part of it that will be on Victor Road should be 50 feet, but the current plan for the parking lot is 32 feet. It is not the building, it is the parking lot in this case.

Dave Bichard asks for clarification of the request for the side and parking lot. 15 feet for the building, 32 feet for the parking lot.

Steve Eversole (2500 Election House Road) is sworn in. He states the need for 2 variances. The first is the side of the building. Code asks for 25 feet, but is asking for a variance for 15 feet as the same property owner owns the 2 buildings to the South. At the time those were built, the code allowed for 15 feet at the time. We are trying to match up to that part. Zoning is about uniformity and we are trying to be consistent and make it look the same. Building will have a brick face like the other 2 buildings. We

have a cross-access agreement with 3 access points and spread out the traffic accessing the building. We have cleared this with the road department. The survey is done, but the engineering has not yet been done. The other variance we are here for is the set back for the parking lot where it faces Victor Road. On Kull road, the parking lot is there, and we are close to the property line, but Victor Road curves away as it goes back there. Victor is a wider access than Kull Road, so we are trying to match up and create uniformity. It totally complies with commercial building code and has been cleared with the Fire Chief. Water and Sewer services will be done by Greenfield Water and Sewer District. Fire hydrants on both Kull and Victor Roads. Elevation information is provided. The 2 owners are here tonight to answer any questions you may have.

Dave Bichard asks the distance between the road and the parking lot. Steve Eversole indicates 5 feet off the lot line, but a 60 or 70 foot right of way on Victor Road. Dave Bichard notes that greenery is needed when the headlights will be able to face the road. Steve indicates the 5 feet will allow for shrubs to be planted to prevent the issue of headlights shining into the roads.

Dave Bichard asks about adjacent industrial lots which may be eventually developed as well, and Steve Eversole indicates that he is, in fact, the owner of that adjacent lot as well. He indicates long term plans to continue developing this area with cross-access agreements to keep cars off the road as much as possible.

Elizabeth McNeese reports she recently viewed the property and the surrounding buildings match the proposed plan for this building.

No further questions from the Board.

Ron Ruff (1120 Ginder Road) is sworn in and requests acceptance of this variance which will allow him to continue to develop the property. He has had these plans for this for several years, but they were delayed due to the pandemic. He has a couple of firms on Kull Road and will be moving into this building with potential tenants for the prior location and tenants for the new property as well. He also has plans for green space as well.

Dave Bichard motions that we put this variance for a vote. Leann Racki seconds the motion. Vote: Donna Kosch-yes, Amy Brown-yes, Dave Bichard- yes, Jeff Williamsen – Yes, Leann Racki - Yes, Elizabeth McNeese- Yes

This decision will be final upon approval of our minutes.

Leann Racki motions to adjourn. Amy Brown seconds. Vote: Donna Kosch-yes, Amy Brown-yes, Dave Bichard- yes, Jeff Williamsen – Yes, Leann Racki - Yes, Elizabeth McNeese- Yes

Meeting adjourned at 7:29 PM