

**SPECIAL BOARD OF ZONING APPEALS
MEETING MINUTES
February 27, 2018**

Kris Schwickrath: Good evening, everyone. The special meeting of the Board of Zoning Appeals on February 27, 2018 is now called to order and we'll begin with a roll call.

Bryant Niehoff: Mr. Lisher – here, Mr. Clark – here, Ms. Schwickrath – here, Mr. James – here, Mrs. Case – here. And please note for the record that Mr. Cassidy is absent.

Schwickrath: We have actually we can go right to it, no minutes to approve this evening and no items under Old Business, so we'll move on to New Business and you can read the petition please. Thank you.

Niehoff: Absolutely. Yes, yes. This is BZA 2018-6 Nidec Sankyo's development standards variance. The petitioner's name is Ferguson Construction Company. The owner's name is Nidec Sankyo America Corporation. The petitioner's representative this evening is W. Clay Smith. The address of the property is 275 Northridge Drive and the subject property zoning classification is IG, general industrial. This evening Nidec Sankyo and Ferguson Construction Company are requesting approval of one development standards variance from UDO 5.5514 for a front yard setback encroachment in the parking area.

Schwickrath: Yes, thank you. If the petitioner would please come to the podium, state your name for the record and I think you may need to put that, move that microphone. Thank you.

(?): How's that?

Schwickrath: That, is it? Can everyone hear him?

(?): Better? I don't wanna speak into that if I don't have to. So I'm Clay Smith with Ferguson. Mr. (?) with Nidec and we're looking to construct an approximately 30 parking stall parking lot on the northeast corner of the property. And the development standard requires a 50' setback from the right of way, so we're looking to be in the 22-30' range. It's as close as we can get to the building, still leave a little bit of space from the parking lot to the building and then that right of way. So we are looking to put a small landscaping berm between the parking lot and the right of way to help block some of the traffic or potential danger or whatever it may be in that area as well. So.....

Schwickrath: Okay, thank you. In our pre-meeting, we had several questions and just some points we wanna make. We understand that the property has major limitations so you're doing the best you can. So I'll start with Mrs. Case.

Beth Case: One of the questions we had was if you planned on any signage.

Smith: Currently they have not had any interest in adding additional signage. There may be in the future added employee parking only or no trucks, but that would be the only signage they would be looking at.

Case: Okay.

Schwickrath: Thank you. Thank you.

Case: That's all.

Schwickrath: Mr. James?

Terry James: I don't have any questions.

Schwickrath: Okay, thank you. Mr. Clark?

Chris Clark: I noticed on the drawing that you intend to do away with a couple of trees and some bushing, some bushes there in the corner. Do you have any plans on putting them anywhere else?

Smith: Yes. We are actually relocating these two current trees to our landscaping berm. And then there, we have an approximately \$10,000 allowance with the owner to re-do landscaping around the entire front of the office area. So we're gonna tear out a bunch and put a bunch back. So that plan has not been put together, but if you guys would like, we'd be happy to submit that when we get it finalized.

Clark: Thank you.

Smith: Okay.

Schwickrath: Do you want that to be submitted?

Niehoff: Yeah. That would be great.

Smith: Okay, yeah.

Niehoff: I mean just as much exchange of information would be wonderful.

Smith: Perfect. We're gonna get submittals and pictures of all the plantings and things like that, so we can submit that. Probably have that in the next two weeks or so.

Niehoff: Awesome. Good deal.

Schwickrath: Thank you. Mr. Clark, anything else?

Clark: Nothing else.

Schwickrath: Mr. Lisher?

Jim Lisher: Well that kinda took my area.

Laughter.

Lisher: No, no that's fine. So you're indicating that the owner would be okay with us putting a condition on the grant of the DSV that sufficient landscaping would be put in place including the two missing trees subject to staff approval?

Smith: That would be fine.

Lisher: Okay. That's all I have.

Schwickrath: Okay. And then one last question was about, well I have two, drainage; I know you're working with Matt House on that so any progress or do you see.....

Smith: Yes. Currently we are planning to take the drainage from the parking area to the south and re-work the east side of their property so it drains into their current detention. We are expanding the current detention and as part of the drainage along the west end of the property as a separate project, I've been meeting with the facilities manager and he is actually wanting to get a meeting with I believe it's Seneca Medical, the company to the south, about possibly utilizing a swale there and helping to get rid of some of that water, that ponding water there on the west side. So that's a meeting that's in the works and should be in the next week or two with Matt's help in getting ironed out.

Schwickrath: Okay thank you. I just wanted to hear about that.

Smith: Okay.

Schwickrath: And you had asked about striping of, I forget now.

Niehoff: Yeah, thank you. Striping of the entrance off of Northridge Drive. Are you guys planning to strip any turn lanes or any lanes there?

Smith: No.

Niehoff: No? Okay.

Smith: So it should, it's about 24' wide, so it'd just be on (?).

Niehoff: That's fine. That's fine. Yeah I didn't know if that was in the plans.

Schwickrath: And you said the entrance. Are you still negotiating where exactly between 30' you said and 22?

Smith: I believe the final number is going to be, the drawing I have in front of me that was with the packet was 22, but I think we actually worked with the owner to pull it back closer to the building. So it might be closer to 30.

Schwickrath: Okay.

Smith: And I can confirm that, but I think it's gonna be in that range.

Niehoff: Okay.

Schwickrath: Okay. No that helps us too. Thank you.

Smith: Okay.

Schwickrath: Alright, that's fine. I have no further questions. Anything else?

No reply.

Schwickrath: Okay. Since there is no one in the public, I really can't open this up to the public, so I guess we'll.....do we feel ready to move to a motion at this time?

No reply.

Schwickrath: So questions from the board are closed and from the public as well. And then let's move to a motion.

Lengthy pause.

Schwickrath: Someone?

James: Well I thought Mr. Clark was gonna do the....

Clark: Yeah.

Schwickrath: Alright, Mr. Clark, it's on you.

Clark: I'd like to make a motion to approve the requested development standard variance from the UDO 5.55 to decrease the required front yard setback for the proposed parking area to 22' in accordance with the plans presented to this body pursuant to the Findings of Fact presented in the planning staff's reports and I would like to add a stipulation that the landscaping that is removed be replaced and to the approval of staff.

Schwickrath: There's a motion.

Lisher: Second.

Schwickrath: Okay please cast your ballot then for BZA 2018-06.

Niehoff: This is for BZA 2018-06. Mrs. Case – yes, Mr. James – yes, Mr. Lisher – yes, Mr. Clark – yes and Ms. Scwhickrath – yes.

Schwickrath: Motion is approved. Thank you.

Smith: Thank you. Appreciate you guys coming in a separate night.

Schwickrath: You're welcome. It's okay.

Smith: Anything else you need?

Schwickrath: No and you're working with Matt, so I like that. I was just thinking though, I'll throw this out there that you know if we put a lot of trees in those retention ponds, they would actually probably also help you out, but I'll talk to Matt.

Smith: Okay. No problem. Thank you guys.

Schwickrath: Thanks. Good night.

Niehoff: Thank you.

Schwickrath: Anything further?

Niehoff: Nothing further. No, well I guess I will quickly say, sorry, I know I said nothing. We are working with the consultant on the comprehensive plan and things are going very well there. We have a tentative date set for our first steering committee meeting and we're working with them to pull together members of that steering committee making sure we get a good cross section of the community. You know most interests are represented there. I think we're generally gonna have ...(inaudible)....comprised of city leaders, citizens representing different

interests, non-profits, (?). So things are going along well and we'll keep you all up to speed as we move along in the process.

Schwickrath: Very good.

Niehoff: That's all I have. Thank you for being here.

Schwickrath: Thank you, everyone.

Clark: Motion to adjourn.

Schwickrath: Okay, thank you.

Meeting adjourned.