



PLAIN TOWNSHIP ZONING COMMISSION

MEETING MINUTES

April 13, 2023

Chair Tom Byerly called the Plain Township Zoning Commission Meeting to order at 7:01 p.m.

ROLL CALL

Attending the Plain Township Zoning Commission Meeting were Tom Byerly, Chris Barrett, and Amy Kallner. Mark Sowle and Greg Kovacs were absent. Zoning Officer Ben Collins and Assistant Zoning Officer Mary Fee were also in attendance.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MINUTES

March 13, 2023 Meeting Minutes

Mr. Byerly made a motion to approve the March 13, 2023 meeting minutes as submitted. Mr. Barrett seconded the motion. Vote: Mr. Byerly – Yes, Mr. Barrett – Yes, Ms. Kallner – Yes. Motion carried.

RECOGNITION OF VISITORS/ CITIZEN’S COMMENTS

- Jeff Heuerman – Applicant 6202 Walnut Street
- Lori Wilson 6170 Alice Drive
- Mayson Johnson 6233 E. Walnut Street
- Rhonda & Curtis Coe 6171 Alice Drive
- Howard Kruse 6100 E. Walnut Street
- Michael Wantz 6146 E. Walnut Street
- Brett Santantonio 6200 Alice Drive
- Jason Brockmeyer 6114 Alice Drive
- Michael Whitney 6086 Alice Drive

ZONING OFFICER’S REPORT

Ben Collins commented that the last month was the first time since 2021 that the Zoning Commission had met. The last rezoning was in 2019 and was another storage unit property on Johnstown Road. He mentioned that Plain Township is recruiting individuals who live in our unincorporated area to serve on our zoning boards and commissions. Plain Township is looking for two individuals to help serve on our Zoning Commission. The township is working to set up a public meeting to review the land use plan. Trying to schedule for next May. We will publish that on the website, on Facebook and social media. We will look at our latest plan, mostly in

terms of the impact of Intel on the township over the next few years. We are also updating our fire master plan with our strategic plan and standard of cover for Plain Township, anticipating growth in the community and how we're going to serve that over the next five to 10 years.

NEW BUSINESS

None

OLD BUSINESS

None

HEARINGS

Re-zoning application – 6202 and 6204 Walnut Street to be rezoned from Rural District to Select Commercial Planned District in order to construct a personal storage warehouse project.

Tom Byerly: We are here for a public hearing. This is Zoning Commission Case Number 03132023 to amend the Plain Township zoning map by rezoning 6202 and 6204 Walnut Street from Rural to Select Commercial Planned District in order to construct a personal storage warehouse project.

Everyone that wants to speak today filled out a speaker form so we can communicate with you and so we have contact information. Speakers please come to the front of the room and limit your comments to three minutes. Adjacent residents and residents within 200 feet speak first.

Chair Tom Byerly swore in the residents that wished to speak.

Ben Collins: I am the township administrator. I also serve as the zoning officer for Plain Township. I will do a presentation of the application and how it fits with the Select Commercial Planned District zoning district guidelines and development standards. The applicant will have an opportunity to add anything that he wants about the project or share additional details. The Zoning Commission will have a chance to ask questions, and then we will have a public comment section where you will have an opportunity to make your comments. We ask you to limit your comments to those that are pertinent to the project. If you are sharing the same message that the last five people shared, just keep it brief. We have a couple of people who submitted letters. When we get to the public input, I will read those out so they are on the record. This project is for a personal storage warehouse project on Walnut Street and we are just going to kind of go through some of the details. We have some graphics, they might be a little bit hard to see. We do have a few copies floating around and it is on the website as well.

This private property is approximately 8.27 acres. We will talk about the land use plan and how this project fits in with that. The Plain Township land use plan indicates that this green area is Planned Conservation Residential Development. Everything basically north of Walnut Street and over to Johnstown Road was identified for this conservation residential development. The Rocky Fork Blacklick Accord overlay plan is something that Plain Township is a part of. The RFBA identified everything north of Walnut Street as a park zone and that is intended for rural residential development, roughly one unit per acre.

The subject property has most recently been used to store recreational vehicles, RVs, motorhomes, trailers, boats, and that's the ongoing non-conforming commercial use of this property. This site has been used as a commercial operation since 1945. There was a gas station built in 1957. Before that, it was oil transportation and distribution - where tankers were filled up with oil and then distributed to individual homes for home heating and things like that. There have been several different commercial uses over the years. Different businesses have operated out there and most recently, storage, both warehousing and out on the property.

The former use as a gas station has presented a challenge for the redevelopment of this site. The Plain Township Land Use plan calls for rural zoning, we have a minimum lot size of two and a half acres, 8.27 acres can give us three lots potentially for residential development. This is really a brown site now because of the contamination of the soil due to its use as a gas station with gas tanks buried there for decades. The tanks have been removed. So we're not quite sure what to do with it. According to some information that we have been able to research, the cost to remediate the site cannot reasonably be offset by three residential units.

This development has proposed to construct personal storage warehouse facilities including office space, and climate-controlled storage, on the interior and then exterior access units as well as covered parking.

Another aspect of the Planned Residential Conservation District is the intent to conserve natural features. If we go back to this overhead, you can see there are not many natural features there. There are no creeks or stream beds. It lacks tree stands. There is no forest, it does not really fit that purpose. Also, the Planned Residential Conservation District has a minimum acreage of 25 acres, which this lot does not meet either.

The Rocky Fork Blacklick Accord panel, heard this application last month on March 16. They voted unanimously to recommend approval of the project. They had two recommendations. One that the northern most building become an enclosed structure to provide a buffer to the property to the north, and that the applicant adds some additional rural aesthetic features to the main structure to make it fit in better to the rural feel of Plain Township and Walnut Street. The property to the north, has been purchased by Metro Parks, it was a 100-acre lot. Right now, they're planning to turn it into a prairie restoration project. They will plant natural prairie seeds; that takes a few years to get the seedbed going. That is a long-term project. We do not know if they're going to put in trails in the future or nature centers or anything like that to build out. The property to the east is currently undeveloped and owned by a local family; they have about 70 acres total.

Franklin County Planning Commission will hold a hearing on this application on May 10th. Ohio Revised Code requires that the township Zoning Commission consider the Franklin County Planning Commission's recommendation. The board will not be deciding tonight, we must wait until we get that feedback from Franklin County. This meeting tonight will be continued to May. We will have another opportunity to hear from residents and have them provide input.

The site includes a total of 110,000 square feet of development. It is less than the 65% maximum for impervious coverage and development under the Select Commercial Planned District. It meets that threshold. A couple of things that the developer has done is put the narrow end of the building outwards Walnut Street and is using the retention basin as another feature to kind of shield the development from Walnut Street to lessen the visual impact from Walnut Street. They

have also added quite a bit of screening to the properties on the west. They have a 50-foot buffer, substantial screening and mounding to comply with the township zoning requirements.

The lighting that is provided will be all cut-off downcast motion sensor lighting and will be building mounted. There will not be any light poles on the site, again to try to minimize the impact of the adjacent development. We have a couple of renderings for what this might look like.

The part of the building facing Walnut Street has some signage proposed on the front that does comply with the Select Commercial Planned District development standards. The applicant has provided a setback of approximately 75 feet from the centerline of Walnut Street. The adjacent homes to the west are generally about 125 feet from the centerline.

The applicant has added substantial plantings to try to buffer the existing homes. They are also going to add, at the end of Alice Drive, an emergency turnaround for fire equipment that can also be utilized by other vehicles. Currently, there is no way to turn around fire equipment. This was a request from our fire inspector and fire marshal and the applicant was willing to do that.

Two of the main priorities for the township are maintaining the existing character on the street and buffering the existing homes. We are looking closely at how the applicant proposes to do that. From what we see, the applicant is meeting the requirements of the Select Commercial Planned District.

Per the Select Commercial Planned District requirements, the signage could include up to 10% of the front wall square footage. So up to 300.2 square feet, the applicant is limiting that size to 200 square feet.

This is the conceptual stage for the rezoning. There will be a second stage for the zoning permit and any proposed construction will go through the Ohio Board of Building Standards and will be approved by the State Fire Marshal's Office. Those things will be addressed at a later stage but our fire marshal has reviewed the site plan for safety and accessibility for fire apparatus turning radius, building setbacks and separation. Our fire department has had a chance to review the plans.

This is a schematic with a lighting plan showing the light bleed to be contained along the property and not allow the light to be cast off onto adjacent property.

The goal for Select Commercial Planned District screening is 80% opacity for residential properties. You will see a lot of overlapping, screening, and planting as well as the mounding to accomplish this. The retention basin will include a dry hydrant standpipe for fire department access, so they can have water on site.

Applicant Jeff Heuerman: I came in and said, what was kind of the best use for the site. The soil is so contaminated, there is no way you can do residential housing there. It is going to cost \$125,000 to get the contaminated soil, often the side effects, because once you start digging it up, was contamination. So, by doing our construction, we can concrete encapsulate, where if you were going to build residential, you would have to build or dig down approximately 30 feet and that would just not be feasible for any type of residential development. So we are able to kind of concrete encapsulate and things like that where we dig down a few feet to put in kind of the base, opposite three to four feet, somewhere in there, and we're able to encapsulate it versus having to go all the way down.

The neighborhood on Alice Drive has a 35-foot setback requirement. We are very conscious of exceeding that and we took it to 50 feet. On our initial plan, we had a smaller pond. And then there were the existing ditches here. We are trying to be conscious, obviously, of the neighbors. We took the whole pond and put it over here (to the east), which is going to allow us to take the mounding up to six to eight feet in the air and then landscaping will go on top of that.

The hammerhead turnaround off Alice Drive will not have access to the storage site. It will just be used for a turnaround on Alice Drive. The turnaround will be on the applicant's property and will not take land from the current residents at the end of Alice Drive.

We tried to keep the project as rural feel as possible with the silo and making it look like a barn. The Rocky Fork Blacklick Accord panel thought the design was pretty close, on the barn. But it missed the fact that true barns have a little bit of a roof overhang. We got a couple of recommendations to make it feel even more like a barn.

Self-storage is the lowest traffic use of any commercial element. So as far as, you know, increased traffic flow, that won't be an issue. There are 513 units total. The hours are 9am to 6pm Monday – Friday, 10am to 2pm on Saturdays and closed on Sundays. There is no access to the neighborhood because it is enclosed and secure with a 5' fence.

Ben Collins: The traffic model is 10 trips per hour in the A.M. and 17 trips per hour in the P.M.

Applicant Jeff Heuerman: Soil removed for the pond will be used to build up the berms for mounding. It will not be the contaminated soil. The encapsulated contaminated soil will be under the asphalt and buildings. There will be minimal water use. There is only 2 bathrooms and with the construction design, there is no sprinkler system required. Fencing in the front of the property will be the white horse fence.

Ben Collins: A contamination report is not part of the rezoning process. A standard zoning document doesn't imagine every conceivable incidence. This application is a conceptual plan to determine if it meets the township zoning code. That is all we are deciding. Once the building commences, the applicant will need to provide engineering, sanitation, water and any sort of fire suppression. We can ask him to provide a location of the contaminated soil and process for encapsulating it. I am hearing that it is all going to be encapsulated and in concrete. The 2 parcels currently requesting rezoning are both zoned rural. The properties are in compliance due to a legal non-conforming use that has been carried on in some form or fashion since the 1950s. In regards to the asphalt grinding and running the dumps trucks on the site, the township spent over 50 hours trying to put an end to that.

Applicant Jeff Heuerman: We are going to do the project the right way. The office in the facility will be an office for the manager on duty. This is my first project, but my partner has built over 130 storage facilities. The site carries a conditional use for boat and RV storage at the present. The height of the tallest building is 37'. I don't own the site currently and will be closing on it within a couple of weeks. I'm trying to be honest with the conditional use for boat and RV storage currently, somebody could come in and just asphalt the whole thing and it would just be absolute chaos as far as recreational vehicles, you're talking parking all sorts of vehicles.

Ben Collins: What we have is a legal non-conforming use that travels or stays with the land until it's discontinued and we can document that it's been discontinued for at least two years. This is a legal term of art. It's called a legal, non-conforming use. It was legal at the time the use began. Now under current zoning, it would not be allowed. It is non-conforming and was legal at

the time and that use runs with the land; you can sell it with the same non-conforming use. The property lost a few of those non-conforming uses because they have been discontinued. The lawn mowing business was an exception. It was a conditional use approved by the Board of Zoning Appeals sometime in 2007 or 2008.

When I look back to the zoning records, this property has come before the Zoning Commission or the BZA, no less than half a dozen times in the past 20 years. There have been documented commercial uses over those 20 years here in our zoning hearings. I don't know what you've seen, but that's what I see in the records. There is a clause in the annexation agreement between Plain Township, New Albany and the City of Columbus, that says water and sewer may not be extended into the Metro Park District until at least five years after 1,000 acres have been elected.

What I did learn recently is that there is a plan by the City of Columbus to extend water and sewer down Walnut Street in front of Taylor Estates, in front of this property, to Schleppi Road within the next five years. Our point here is that when that happens, what you will likely see is an effort for Columbus typo development along Walnut Street.

There were numerous comments and questions thrown out to the applicant by the residents in attendance during his presentation. Comments were overlapping and difficult to hear. Applicants and township responses to those questions/comments are attributed above.

Ben Collins: We've had a lot of give and take, which is great. But we do want to give the Zoning Commission the opportunity to ask questions. We want to make sure we get your comments on the record. The give and take does not allow us to do that. Please hold your comments until the public comment period.

Chair Tom Byerly: I always go back to the Land Use Master Plan. The reason why I go back to this is, I remember, when I first joined the zoning board, we had legal instruction, we had our legal representative come in and gave us information on how we administer this thing that we all volunteer for. And one of the things that that she commented was that the Land Use Master Plan is what we base our decisions on. This is the thing that gives the township legal standing because we have a document that was recorded and that was used in that. I read through what was the intent of this area. I live on Harlem Road, I am in this area, north of Walnut on Harlem Road. In my opinion, I do not feel like the rezoning maintains the character of how I interpret what the Land Use Master Plan says. I do not think that building something that looks 'like rural' is the same thing as maintaining rural character. In my mind, rural character is often not developing at all. I interpret this that way. The Land Use Master Plan does give us the provision of rezoning as part of it, but it also stresses that it has to enhance the character that they're trying to maintain north of Walnut Street. I am not sure that this necessarily, in my mind, meets the standard of the master plan.

Amy Kallner: I live on Walnut Street, pretty much across from this. One of my big concerns initially was encapsulating that gas tank and making sure that the contaminated soil is not going to contaminate all of our properties. I would be interested in more information on that. I have a couple of question regarding the two recommendations from the Rocky Fork Blacklick Accord. Is enclosing the back unit like a full enclosure, so it is almost like what I would call like a big garage, because I think that was for boats.

Applicant Jeff Heuerman: The RFBA requested Building G to be moved to the rear with the covered parking in between the buildings. We studied that and it is unsafe to have traffic flow to the parking and then the drive-up storage in the back. Building G is going to remain where it is and the back unit will stay open.

Amy Kallner: The other point they said was add a rural aesthetic character to the buildings, is that what you mentioned?

Applicant Jeff Heuerman: Yes, the roof overhang over the front of the building.

Amy Kallner: My other concern is the hours. I know you and I talked about those at the last ZC meeting. Originally, if my notes are correct, you had 9am – 6pm, Monday through Saturday, and Sunday 10am-2pm and closed on Sunday. If I have a boat, and I want to go to Hoover, I must get my boat on Saturday.

Applicant Jeff Heuerman: You would have to pre arrange to go pick it up off hours.

Amy Kallner: You really have access seven days a week. My other question with those two is those hours seem a little fluid now. What is the likelihood that they change once this is built?

Ben Collins: If this is approved, the hours will be included as a zoning text, and that will be the limitation. They would be in violation of township zoning if the hours are not followed.

Amy Kallner: When the hours get approved, then that is what they need to stay. Walnut Street is already busy, let alone with the roundabout come in at the end, which I know it is inevitable, but we need to somehow control or limit the traffic. I was very impressed with the hours when we first talked, but then hearing them possibly change is of concern. Are there any limitations in terms of the number of the special requests that you will accept. Using my boat example, typically you're getting or returning the boat on Sunday right? I'm thinking Sunday is a pretty busy day for recreational vehicles, convertibles or whatever right? Is it just going to be open for people to say hey, I want to come in or are you just going to say hey, we are going to do 20 a day?

Applicant Jeff Heuerman: It is going to be dependent on how many boats that are parked there and things of that nature.

Amy Kallner: Well, hopefully you're going to be full right?

Applicant Jeff Heuerman: There will be boats and RVs

Amy Kallner: Are there security cameras?

Applicant Jeff Heuerman: We will be very secure. There will be motion detection lights.

Amy Kallner: Is there something in the plans that indicate where the security cameras are how many you will have?

Applicant Jeff Heuerman: Security comes in as the last step. A security firm comes in and makes sure that every foot of the property is monitored.

Chris Barrett: I'll start by saying I have a 40 acre lot behind my property that could turn into anything. I have empathy for your input on this because I have a similar concern of what's going on behind me.

On the flip side, the guy that sold me the lot said, By the lot behind you if you do not want something to go in there, and fair enough fair, because I'm not buying 40 acres either.

I see a little bit on all sides of this. I think our purpose here is to see if it meets conformity and if it meets conformity, that would be the recommendation. If it doesn't, it doesn't. I think your opinion on this is highly valuable. To Tom's point, the intent of this is to determine if it meets the characteristics of what the land plan explains. I do agree on the flip side, I think something is going to go into this property. And is this the best? Maybe, maybe not. If it does not go through, what you get might be something completely different. And it might be horrible. But you may get something fantastic. Somebody comes in here, builds a 70 acre horse farm and it's fantastic. Right? I think our purpose is to justify does it meet the master plan and does it meet the zoning requirements. I can see a little bit of the both sides of this.

Ben Collins: Under the Ohio Revised Code, the township Zoning Commission makes a recommendation to the Board of Trustees. Trustees have the final say for the legislative approval. The Zoning Commission is to recommend approval or denial or modification of the application. They can take your advice and input and say we'll approve it if it looks like this. This is one possible outcome. The approved application for the existing storage unit facility on Johnstown Road was not the initial application. There is a process to this. We appreciate all of your input and all of your thoughts.

We do want to go to the public input portion. And I do want to note on the record that we have two letters that we have received that want to go on the record as opposed to the rezoning. One is Michael J Whitney, who is in attendance and the other letter we have is from Adam and Samantha Price at 5966 Alice Drive. I am going to have to leave to pick up a child, but Mary is here to help continue the hearing.

Chair Tom Byerly: I'm going to go through and I apologize initially for names. I will start with the first name. Brett. But if Brett would care to come forward, please.

Brett Santantonio: So I'm obviously opposed to this. I live right next door to the proposed facility and it is close to me. And although they have attempted to create the era of privacy, they haven't actually accomplished it. The barrier along the western front of you has 3' mound according to the plan as it stands, with a chain link fence interconnecting the buildings and some, mostly deciduous trees, along that same little pathway. What do we do in the wintertime when the deciduous trees all drop their leaves and flowers? It's open storage next to my house. I look straight at someone's boat or RV sitting there all winter long lit up, because the snowflakes will cause the lights that are motion sensitive turn on and off - twinkle like Christmas lights, I guess.

Watershed - the proposed plan is still to be approved by the City of Columbus and Franklin County. The letter included in the packet indicated the project is part of the Taylor Estates sewer plan and drainage, but it didn't give an actual approval. And the pond that you propose is not necessarily approved for drainage purposes. It meets the requirements, but that isn't final approval. Past capacity issues of our sewer system has flooded houses in the west end of the neighborhood. We had treatment plant down at that end that at one point in time was inefficient and it caused sewers to back up into homes down in that part of the neighborhood. I'm not aware of any issues since the pumping station was put in its place. But I can't imagine any additional capacity is a benefit to an inadequate sewer system potentially, in that area. But again, Franklin County and Columbus have to approve that and go through that to make sure it was piped right. But if they do all this and there are problems, what remedies are in place on the part of the

developers that helped to create a problem that was unforeseen for whatever reason? I mean, that system was put in in the 70s, so it's 50 years old at this point, with the exception of the pumping station. Additional stress on it could cause unforeseen problems.

Structure heights - the tallest structure is approximately 40 foot tall, as you mentioned, the subsequent structures behind it are approximately 20 feet tall and the open storage units are 17 to 18 feet tall with lights at the peak of most of those structures. Light meter studies show that zero feed over from property to property, but actual readings aren't necessarily the same thing.

There is a storage facility on Fancher Road 4.9 miles away from this one. We drove by there at night and they may not have the light sensor lights but like that's the whole area like a Christmas tree. I stopped and spoke to the woman that lived next door. She said oh, I like it because I can see my way down the driveway, my husband can't stand it because it took away the rural effect of the area, which is what we're trying to preserve. The reason the Metro Park wants you to put an enclosed area around the park is they don't want to see it as much as we don't want to see it and as much as I don't want to see it. Their request to put an enclosed structure back there. Why would that be a different from the group of citizens who live next to the neighborhood. The fencing proposal on the western northern elevation is a chain link fence. The fencing proposed along the front is a picket fence, split rail white fence with wrought iron along the front and the eastern elevation. Why not build an earthen mound all the way around it with a privacy fence with rural setting plants, mostly evergreens around it as well to contain the facility to contain the lake and over all those things. If you're trying to preserve the rural feeling of the area, make it disappear, they are certainly going to make that Intel plant disappear. With the type of infrastructure, they put around it, you won't even know it's there by the time it's all said and done. You'll feel the impact you won't see it.

Some of the questions earlier were about how long do you expect the plants to take off? Most of the plants proposed are on 3' mounds, there's a large one next to my house one a little bit up a little way and then toward the front of the street, but most of the plants proposed are 3' – 6' feet tall, that gives me about a 9' coverage for an 18' facility, a 20' facility and a 45' facility. The gentleman along Walnut Street gets a nice 40' peaked metal roof and if you have a garden back there good luck without the sun with those heights and proximity to your property. I know the drainage plan isn't approved, but why not flip the pond and have more green space to the residential side? I'm in the top right corner, that's a proposed leach bed for if the sewer plant doesn't go through, I don't necessarily want that next to my house, but at least that would give you a more of a buffer between the facility and the residents that are currently there now. If someone comes in later to develop on the seven acres, at least it would have been there prior.

Environmental issues – the proposed retention pond off of Walnut in the southeast corner should ask that a definitive plan for insect control be put in place for this property. The pond won't be small and standing water all the time versus natural flowing creek is a potential breeding ground for insects. So what type of remedy or what type of plan are they proposing to sort of mitigate any insect problems that that's going to create? You are already drawing all the insects in the area to that facility with the lighting, they are now going to have a breeding ground and set up shop on this realm. I think those were all my points. I again am against it.

Curtis Coe: I guess I'm against this as well, for aesthetic reasons, traffic reasons, noise reasons, safety reasons and the potential for increased crime on our own street with all these people coming in and out that we don't know. We have a very nice neighborhood. It is very quiet and

that's the reason we bought there. This now disturbs the status quo and I think leaves us all a little less safe. As far as your contaminants go, I'm going to speak to that a little bit as a hydrogeologist. I just want to say this can be cleaned up, it's going to cost you a fortune. Yes. But to leave it encapsulated underneath there. Well, I'd like to see the plans that actually proves that this encapsulation is going to work. From way it sounds right now, we're just kind of put it under the building and forget about it. It does have the potential to continue to leach even if it is clay, it will eventually leach down into the groundwater. I will tell you, we all have wells. I personally have a whole house carbon filter, because I don't want to worry about the rest of my world. But I don't think everybody does. It's expensive to put one of those in. This would be a non sequitur if we all had public water and public sewer, but we don't. So therefore, it will always remain a concern. So therefore, I am against it. I do know that through BUSTR (Bureau of Underground Storage Tank Regulation) m; they can get an NFA letter. I would like to see an NFA letter of no further action based on their remedial action plans before this is ever approved.

Applicant Jeff Heuerman: We have an NFA letter.

Rhona Coe: I feel that with the number of children we have on our street. Now it is a safe neighborhood. I see the people coming in and out of here. We know nothing about this added traffic, but traffic in here is putting our children at risk. It is in no way safe for our children. We have a school practically across from this. With the school, it's not safe for the kids going to school. The hours that you are open are the hours the schools are in session. I see no added value to the community to change the zoning. What value does it add to our communities? Absolutely none. This is a commercial enterprise, strictly for money. We have the safety of our children that we need to consider. It also does, no matter what you say, it does devalue our property and we're paying for the contaminated soil on that property due to our properties being devalued. I can't even begin to think what that will equate in dollars. But you know it's going to happen. I look at it as having a shopping plaza put in behind our properties or something. You don't know the people that come in and out, you know, and we're not going to know. 513 units - that is a lot. That's a lot of things that could happen. And you are going to have security to protect property there. How about security to protect our children and our homes where we live, because we are right there. We have nothing that we gain from this, we lose a lot of the reasons that we bought here to begin with - the privacy, the safety, the quietness, the rural setting. That's why we moved out there. And this is something that will cause a lot of the people on Alice Drive to move out and we will lose money when we do. The roundabout does not bring in more traffic on Walnut Street, it just deals with the flow of the traffic. The traffic's already there. It doesn't increase it. This will increase traffic.

Jason Brockmeyer: I'm Jason Brockmeyer and I've lived on Alice Drive since I was about three years old. I just found out about this last week, I had no idea this was happening. I'm also a fireman and I'm a fire inspector. I understand that the fire department said they wanted a turn-around hammer head right around the corner. But honestly, we all know if it's a three foot barrier with a chain link fence, the fire department is not going to get through there. Those trucks are not 4 wheel drive, they're not going to get through there. The biggest concern I have with it - is the fire load in these buildings is atrocious. That pond is not going to put out this fire. It's not sprinklered. This is a commercial building. This is not a residential building. And I don't know how buildings this size is not commercial. I'm a fire inspector. I know exactly what the code says. This is in no way possible. It needs to be sprinklered. I mean, it's a commercial building and to meet the newest fire code of 2017, it has to be sprinklered. I don't know how you're going

to get past that. And honestly, this is the board. This is whether it needs to be commercial residential, so I know where we're at. But looking to the future, yes, we do approve this. But then, Well, now we got a concern. Now we got a bigger problem. And now what are we going to build there? Because now it's going to cost way too much money to put it in sprinkler system. And where are they going to get the water from? So my biggest concern is for a building of this size, a well is not going to fix it. You need city water? Do I want city water? Absolutely not. That's why they're gonna bring it down no matter what. But that's fine. But if I can stay out of the city as long as possible, absolutely. That's why I moved here. That's why I stayed here. This is why I raise my kids here. So those are just my concerns. I'm against it, but I just wanted to bring those to light.

Howard Kruze: I've lived on Walnut for 53 years. We moved out here and it was total country. They built across the street. The whole big development over there turned on Central College and that that was bad enough but to have an infringement of this commercial variety on rural land. I want it to stay rural and peaceful and there are nothing peaceful about that abomination.

It wouldn't be safe for the kids are in the area. No way it'd be safe for kids wanting get in the pond. And also I'd like to address the runoff from down there where they raised the land. The rainwater in the rear was coming clear down and soaking our backyards and it's forever before dries out. You can't get back there and it's a breeding ground for insects.

Lori Wilson: All I'd like to say is, you know, they're building the Metro Park behind us, and it's going to be a really nice natural grassland. You know, and I'm all for, you know, maintaining that rural character. I don't believe that having this facility where it is, backing up against the park, where we're trying to, you know, read, you know, all the development and all the animals are being pushed towards our backyard. Okay, so my cat went missing and was eaten by a coyote, more than likely, not the first. There is no place for the animals to go, the more rural area that we can maintain in our area, it gives us grassland build up and have a place for the animals that all of the urban sprawl around Walnut, all around Harlem, everywhere. In the last 10 - 15 years, the last three years, where are all these animals going? I don't think that having a commercial facility in a rural area is going to help us you know, maintain the wildlife in that area. I know we're encroaching on it more and more but to be honest with you, I don't see where having the light pollution where vehicles moving in and out is going to do anything to help rebuild some area for the animals to graze and to get more animals for the, you know, for the larger animals to consume. To me this is just out of character for the area. It should remain rural. It is summertime, maybe we can, you know, go and do the land get it get it cleaned up and have, you know, something rural in that area. I just don't see this. With this increased traffic is going to help rebuild the wildlife and give people, you know, give the animals somewhere to live since we push them so far out now that you don't be on there. Now they're even going if you go up Schleppe even further, now have you seen what they've done up further up on Scheppi in Delaware County? There's no where for them either. They redeveloped that entire area. Can we at least leave some land for the poor animals in our area to have a place to live?

Michael Wantz: My name is Michael Wantz. I live right here (pointing to property on Walnut Street right next door to proposed storage facility). This is us. We literally are going to live in the shadow of this storage facility. 45' warehouse looming over my home. I have a three year old child and today's his birthday. That's what my wife and I are here doing on my three year old birthday. We're here trying to maintain his safety so that he can grow up at 6146 Walnut Street without cars coming streaming out of... This is my house. This is my house in the shadow of this

45,000 square foot building. They raised the elevation of that lot in 2019. When they added the gravel it floods our attached garage. We have a French drain system. The current building is tiny in comparison to what they are proposing. I'm going to be living in a swamp. Every time that it rains, I am in my garage with a push broom, sweeping water out of my garage because of the current use and the current elevation. So their proposal to continue to add elevation to this until it is literally just running all of the water off this 45,000 square foot building down into our property. I am going to be owning Atlantis, it is going to be under water. Even now, it takes five to six days for it to dry out with just the building that is there. I have a three year old son, he likes to play out here, even now trying to get out of Walnut Street at this property is dangerous. Because of the traffic, the 10 -15 tenants that are existing there, we have people coming, we have people coming out of there too fast. I'm sitting in my driveway and I can't even see around them. And what is going to happen is you are just going to create a solid wall up there that you can't see around from my driveway. And then I am going to have people just flying out of your storage facility and lord only knows how long it's going to take before my son, my dogs, something happens. Everybody keeps talking about something is going to happen to this property, something's going to go there. What is worse than this? If you are going to put a strip club up, what is going to happen that it's going to be worse than putting a 45,000 square foot warehouse looming over my house. You say somebody could come through and make it a parking lot, make it a parking lot. Do it! A 45,000 square foot house looming over my home, you don't think I'd rather have a parking on, you don't think I'd rather have anything else. This is a horrible plan. We already have drainage problems here. It's already rampant with drainage problems that this is going to compound 10 times 100 times. We already have insect problems. Somebody brought up the insect problems. He is going to be sitting on the last valuable piece of property on Walnut Street while he turns our properties into a swamp. This is not this is not okay. We will be we will be paying through the nose for his for his problem. You buy this land and you are like whoa, you know, somebody's got to do something to the ground, it's bad. Do something, not this. This is insane. And they did go through and tear down a ton of wildlife back there. There was a pond back there. This thing where they are like, oh, yeah, this is a barren dumping ground. That is not true at all. You couldn't get back there. You couldn't get back there on your hands and knees. The vegetation was so thick. I mean, every person that's spoken here tonight, I just can't agree more with all of the points that you've brought up. I'm glad to be have somebody here who knows what they're talking about as far as the soil contamination. That's not my field, but I'm glad that you're here. I'm worried I couldn't be more worried and I couldn't be more angry with what this proposal is. And I think that all of the screening is inadequate, and it's going to compound the draining problem. So not only am I not satisfied, I mean, what's the solution they're not satisfied with any of the proposals that you brought forward. I mean, it is just a total dumping ground on what it means to live in a rural area. We are going to stick a silo on it so it looks like it is in the country. That is just trash and it is just awful. I this is in a shameful I cannot imagine a worse use for this property.

There is a farmhouse there. There are some there are some buildings there. It's not perfect. What it is now is not perfect, but what you are what you're talking about doing. Again, I'm struggling so hard to think of anything that I would think would be worse for my family than to grow up next to this monstrosity of a storage facility.

That's all I got.

Chris Barrett: Michael, can I ask you one question? Are those 60' trees there?

Michael Wantz: They are fictional trees. It is completely barren.

Michael J Whitney: I feel like my material got cut down 80%. So I have less to say than I was planning on. I've been on Alice Drive for three years. I've had a one year old daughter and I am a real estate lawyer. The biggest issues for me was, I learned some things about the soil contamination, I learned about the only fire through-access, I learned about the ambiguity of the hours. If there's some ambiguity in the hours, will there be some eventual wiggle room on the use of Alice Drive? I think that is probably the biggest issue, at least for me, is that Alice Drive doesn't ever become an outlet. If the water issues are true. I'm 17 houses down from where this would be and I got water coming to my basement. Dan, my next-door neighbor's backyard is a half-acre pond for days and days.

Mayson Johnson: A lot of you know me. Amy's (Kallner) my neighbor. I've known Vicki my whole life. Known Howard my whole life. My grandfather was Denny Johnson who lived on Walnut Street for years. Just absolutely loved it. My parents went to Gahanna, I turned 19 years old. That's like good. I was right back here. Got a condo off New Albany Road spent five years trying to buy the house next to Howard. Obviously, we are super close. We have a very tight community. We like the feel of our community. I am a real estate investor, an agent, I team lead my own commercial real estate. I get where you are coming from. I understand both sides. Everybody is angry. Jeff walked in here thinking oh my god, that property looks like shit and my building is beautiful. And we all just reamed into him. So I think we can all agree, especially Amy and I, since we're the ones that pull out of our driveway every day and look at this property, but it looks like shit. I am coming from this from a fairly biased personal standpoint, because just a real quick question, if you are buying this property and closing in two weeks, and that's not contingent on the approval of this has this already been approved?

Applicant Jeff Heurman: *Jeff Heurman shakes head no - inaudible*

Mayson Johnson: Okay, so the reason I'm asking that is because, it sucks that Ben just left here. But I know that Mary, which I haven't met in person, but I know that we have talked on the phone multiple times. I have been through the wringer with Ben because I actually tried to buy this property. And the real estate agent on it did multiple illegal things on this deal. So I actually did soil testing on that property for what my intended use was going to be. I talked to Ben, there is obviously a lot of commercial opportunities there. Understandable, especially as an investor, you want to make the most money out of your pockets, right. However, with my discussions with them, my discussions with Mary, I knew there was no way in hell I was going to have a room full of people here that were going to approve it. So what I wanted to do was select five houses on their own and a lot in the back. I wanted to run right down the middle of it a 2 acre lot in the back, with 2 lots on each side. They were 1.5 acre lots. The back portion of that property is not as contaminated as where the tanks were buried obviously. I think it is more to dig up that and put down new fill dirt. I projected that to be around \$175,000 project which I was willing to put that money into that property to just build four beautiful houses because again in my opinion I think it's ugly. I know it's got a rural feel and everything but we can do better. I thought a few houses there would be absolutely gorgeous. I was actually planning on living in the back one. After going through the ringer with, and this is why it's really hard for me to wrap my head around how like this is even a consideration, because it got to the point where there was absolutely no way, there was no way, a variance was going to be granted, there was no way Plain Township was going to let me put five houses on that lot. So then I got down to 3 houses. We were going to put one where the gas station is now, one where the farm house is now, take a right-of-way from

Alice Drive into that back lot and it was going to be one house similar to like what everybody on Alice Drive has on the west. So I don't like this. I am not for this. I would like to talk to you a little bit about your opinion because we're next-door neighbors and we are right across the street from this. I lived on Walnut Street before I moved down to Ray Spirits house, I live four doors down from where I moved from because I love my neighborhood so much, right.

But you know Michael, I get your passion, they moved out of a Reynoldsburg suburb to come out here and have a rural feel. I would be livid if I was in their situation, especially after, they got the chance to buy the house. After who currently owns the property moved in running the dump trucks, they literally ran Lawrence out of that property. That is why Lawrence left, we all know that we all know Lawrence here, he was great. Loved having him as a neighbor. Now he's gone because of the small commercial stuff that's happened there. I get where you are coming from; this is going to be the most profitable for you. That's understandable. I get that. But there are other things that I just don't think it's fair to me when I was willing to come in here and do something that I feel everybody would not be in here bitching about, I would be doing something that everybody would get support behind to essentially just clean up the property and have a few more decent good neighbors. The other thing too, is the storage units, even though you can't have posted hours, the majority of them have 24 hour access with a code you get into the gate, you can go in and get your stuff that's my point. Coming from a business standpoint, you kind of don't want that because if somebody's got their stuff there how would we feel if we had something in storage and somebody said you can't go there and get it? What if you had a boat like you mentioned, on a Saturday and wanted to go to Hoover, those rules or getting bent it's just there's no way those aren't getting bent

I like to buy things. I've got a little auction issue. I like some auctions and stuff. So I've been to storage unit auctions. There are people that buy these, right, these people I do not want around my children. I do not want repo auctions going on here. Those types of people there, you can say whatever you want about my comment on that, but they are nasty.

The other thing too, is that people I heard somebody mentioned it earlier, there are so many people that run resale businesses out of storage units. I get the passion here. 513 units does not mean 513 people are going there day. We all got to be reasonable. Yeah, we know that is possible. But not everybody is coming in there every day. However, there are going to be people in and out of there obviously. Multiple times a day. Everybody on Alice - we all know that absolute mess dealing with school traffic at Cornerstone Academy. We can't leave at 3:30pm We all know if we aren't home at 3:30pm we will stop at Roosters before we go home. We all know that. Okay, the traffic is going to suck. I don't think our traffic is going up with the roundabout, it's just improving our flow of traffic that is already absolutely atrocious. I helped the county purchase the land on the corner of Harlem and Walnut for their mini roundabout for their temporary development Real quick how is this getting water without being annexed into Columbus

Inaudible comments from the audience

...on the map there's a well on the west

Mayson Johnson: Yeah, well when that property catches fire that wells not pumping that sprinkler system for 45,000 SF

Inaudible comments from the audience

But here's the thing, now that it's something that's been brought up that's going to be something they're going to talk about, they're most likely going to come back to this and say hey, now you need sprinkler systems. But how is Plain Township allowing public water to come in and when as of right now that's only Columbus annexing allowing Columbus water to come in. Are you planning on annexing to Columbus (*Jeff Heuerman shakes head no*) you are just leaving it in Plain Township? Okay. So there's that. Obviously, we all feel our property values are going to go down Oh, god. Yeah, we now yeah, we have to consider our stuff but my backyard right. I get it. I know all of you again. I lived right where all of you do and then across the street, so I get it. I get where everybody's coming from. If anything, I would just say I agree, something needs to be done with this, maybe, unfortunately, it's not the most profitable situation. It's like a 45,000 square foot store, but put up some pretty houses and stuff there. Hey, we were going to dig up the contaminated dirt.

Unknown: And that's where you got the estimate of \$175,000. Why did you get shot down? Why did they not allow it?

Mayson Johnson: Because it is not rural and didn't meet the minimum lot sizes for a house. So that was the issue. And I mean, again, we dealt with this a long time. We spent hours on the phone together, going through everything. I went through the process, I actually had the property pulled from me, we made an offer. And I had the property sold out from under me because the listing agent, got an offer. And she was able to double her commission. And my offer somehow suddenly didn't show up. And I know Van that lives there. I know Patricia lives there. I asked Steve Geiger, Patricia's ex husband, did you guys get my offer legally present? No, no. So she went didn't even get my offer. We didn't even get into negotiations by the time this other offer came in. But it's funny, because up until that time that we made the offer again, I had worked on this for two and a half months, back and forth, trying to get some leniency on it. So again, I'm sorry for my personal side of it. But I am butthurt that this is absolutely being considered. And I was not allowed to put a few houses there. That's the other thing that I talked to Mary and Ben about multiple times was, hey, I know that I can make something here that everybody will approve, I can make this better to where everybody is happy.

Unknown: I think at this point, you've heard 100% of the people here are against it. So I hope that you will represent us.

Tom Byerly: So Mary, what's next? What's next on our meeting agenda?

Mary Fee: The Zoning Commission cannot make a recommendation or propose to send it to the Board of Trustees until we hear from Franklin County.

Unknown: Can we attend that meeting?

Mary Fee: The Franklin County Planning Commission meeting is not here. It is at Franklin County. You can reach out to me for the address. We will come back here the following month and that is when they would come back and say yes, we are going to approve it and send it to the trustees. It pretty much always goes to the trustees. We can't tell them what to say. They are their own board.

Unknown: Plain Township can't stop this from Franklin County?

Mary Fee: The application went to us (Plain Township ZC) then before the Rocky Fork Blacklick Accord. Because we did not have a quorum at the March 9 meeting, we were not able

to get it before the Franklin County Planning Commission in time. We were behind and that was our fault. Everybody here volunteers. People have things and we could not get at least three members here. In an ideal world, it would have gone before the Franklin County Planning Commission earlier this week and this would have been the last step. The Zoning Commission will not make a decision tonight. We are going to do a continuance.

Unknown: The trustees have the final word.

Mary Fee: Correct.

Inaudible

Chris Barrett: The trustees will have the final decision. We will have an opinion that we will provide to the trustees and trustees could agree with our opinion or disagree, and you may disagree or agree with our opinion.

Mary Fee: The board can make recommendations, like Ben was saying, the storage units that were on 62. What they came to us with, at the township with is very different than the final project.

Chris Barrett: It's not just a clear yes or no

Unknown: Just because Franklin County approves it, who is nowhere around here, you know, in the neighborhood? Why would the board automatically go with what they say?

Mary Fee: That's just part of our township zoning that we typically use their recommendation. There is already a legal non-conforming use for Boat and RV Storage. The zoning board will look at that too.

BOARD MEMBER COMMENTS

None

ADJOURNMENT

Mr. Byerly made a motion to adjourn the meeting. Mr. Barrett seconded the motion. All in favor. Motion Carried. The regular meeting of the Plain Township Zoning Commission was adjourned at 9:20 pm.

****AS APPROVED****



Ben Collins
Zoning Commission Secretary