

BOARD OF ZONING APPEALS

MINUTES

February 4, 2014

Members Present:	Lynne Thomas-Roth John Bruns	Glynn Marsh Michael O'Callaghan
City Staff Members Present:	John Applegate Joe Moore	Denise Winemiller

The Board of Zoning Appeals meeting was called to order on February 4, 2014. Attendance was taken and all of the members were present.

1. Mrs. Thomas-Roth asked if there were any comments or corrections of the minutes from October 1, 2013. There were no corrections so Mr. Bruns moved that the minutes be accepted as prepared. Mrs. Thomas-Roth seconded the motion. All concurred and the motion was passed and the minutes were accepted.

2. Discussion and review of landscaping plan for Project Walnut, Prologis building.

Mr. Applegate said an address has been assigned for the Project Walnut, Prologis building and the address is 1800 Union Airpark Boulevard, Union, Ohio, 45377.

Mr. Applegate showed drawings of the facility and explained the plans for a left turn and right turn on Old Springfield Road.

The area around the City of Union water tower has now been purchased by the city. If Prologis would want to expand in the future, the city could potentially sell the property to them to use for additional parking.

The site will have a 250,000 gallon water storage tank for fire protection located near the north-west portion of the property.

Mr. Applegate said that Pioneer has the temporary electric utilities in place and ready to serve the facility once the company gets their inspections from Montgomery County.

Mr. Applegate indicated where the employee parking would be located and said the city will allow the company to plant trees in the right-of-way along the north side of Jackson Road.

Potential bus service to the site was explained to the board. Mr. Applegate said a meeting among the parties was held and the RTA agreed to a bus stop on the east side of the property near Jackson Road.

After the conclusion of the meeting, the RTA came back with a request for a bus turn around on the east side of the new roadway to be installed by the City of Union and the company but they are not willing to cover this estimated \$150,000 additional cost.

Mr. O'Callaghan moved to approve the landscaping plan for Project Walnut. Mr. Marsh seconded the motion. All concurred and the landscaping plan was approved.

3. Open Agenda

There was nothing for the open agenda.

4. Mr. Bruns moved that the Board of Zoning Appeals meeting be adjourned. Mr. O'Callaghan seconded the motion. All concurred and the motion was passed.