

Applicant: Wartko Construction, c/o Tom Wartko
Location: 975 Tallmadge Road, Kent, Ohio 44240
Parcel: 04-033-00-00-010-000
Zoning: L-I Light Industrial
Request: Accessory Building Expansion, Area Variance

Wendi O'Neal informs the Board that all the surrounding property owners were notified and the application was dually publicized as per the Ohio Revised Code.

Dick Messner gives brief overview:

- Explains the drawing given to the Board from the Applicant.
- An addition to the accessory building in the back of the lot, that the main building faces and fronts Tallmadge Road, although the setback would be needed on Karg Industrial Parkway.
- Most of this section was in place before zoning and it is not unusual for the building to encroach on the road right-of-way.
- Reviews the proposed site layout.
- Final analysis:
 - Light Industrial District has a 50 foot front setback, 25 feet side and rear setback.
 - Multiple Buildings in that particular area, that group before you get the back end near Green Briar, that encroach on the front setback. So it is not unusual in that particular area to see buildings that encroach on the setbacks.
 - The Wartko Main office is on Tallmadge Road and carries a Tallmadge Road address so the accessory building with Karg Industrial Park as a corner lot side setback, but it would still be treated as a front setback. The same as in a residential district.
 - All surrounding property owners have been notified; no comments were received back.
 - The Zoning Department would like to recommend for the Board's consideration the approval of the variance.

Bruce Knippenberg: Asks the present Mike Wohlwend to state his plans.

Dick Messner: States Mike Wohlwend is the engineer, architect and standing representative for Wartko.

Mike Wohlwend: Good Evening, Mike Wohlwend, owner of Wohlwend Engineering Group. Our office is at 4216 Karg Industrial Parkway, about two buildings behind Wartko's office. I'm here tonight representing Tom Wartko, Wartko Construction and DWC Pipeline. Dick did a very good job of explaining what we are here to request. To give you a little bit of background on the project itself, we obtained permits and built the existing structure in 2012. That building is used to store directional drills, and special equipment that they have that can't freeze in the winter time. So as their business has grown, they have added employees, they have also had to add additional equipment that needed this additional storage. In less than two years we are back again, they need to grow more and need to add more employees. So again we are adding these additional four bays to have more heated storage for the trucks in the winter time. When we originally laid out the site, in case you are wondering why we are not going to the other side, there is a large dirt bank there that we cut out quite a bit to build that existing building. So in this general area here, this area slopes from way high to way down low; this is a bank from here down to here. So there really is no possibility of going any further to the east as well as the property line is right there. So we can't really cut anymore out of that bank. So again in hindsight we would have built the building all at one time, it would have been cheaper of course but this is the initial area where they really need to keep growing their business. In my mind, another side benefit is all the barriers and some of that pipe that is sitting out there close to the right-of-way, all that would be moved. It would just be landscaping around the building there now. They are in the process of cleaning up and relocating some of that pipe and equipment. And again, it is a long standing industrial area in there since before Karg Industrial Parkway was even built. The other advantage to the building layout the way it is, is that the doors continue to face to the south; they don't face towards the street as a normal garage would be. So again they face to the side, you can't really even see them from Karg Industrial Parkway, especially with the pine trees along the road. As Dick touched on, some of the other buildings to the north and to

the south, the one directly to the north is at about 24 feet away from the property line. And the existing Wartko shop is at 27 feet. So again we are asking for a little bit more than what is to the north and to the south of us, but again we feel as though it is a reasonable request.

Bruce Knippenberg: There is no other practical place to put up another building?

Mike Wohlwend: There is not, unfortunately if you drive by in the evening like this they have trucks parked everywhere. Literally everywhere, their business has grown like crazy. So to keep truck movements and big areas to turn them the semi-trucks around, adding another building in the middle, it really impacts the rest of their site layout. So really this is the most realistic area where they can bring the trucks in, turn them around on the graveled section and then back them in. And really works the best for them.

Bruce Knippenberg: So it's not actually the building itself isn't going to be used to store any of the existing things that are lying around? It's for new?

Mike Wohlwend: It's for the trucks and equipment that now sit outside in the summer time, those will be parked inside as we get into winter time.

Bruce Knippenberg: Alright. But none of the debris?

Mike Wohlwend: The pipe you see stacked there comes and goes all week long.

Bruce Knippenberg: Oh, ok.

Mike Wohlwend: They have 20 crews out every day. So the next day they come, they load up the trailers with the pipe and take it back out. So the pipe that is sitting is a normal function.

Lisa Cotten: It changes.

Mike Wohlwend: It's what they use on a daily basis.

Vince Murdocco: I was by there several times and you could see that it moves.

Bruce Knippenberg: And the building is going to be pretty much like the other building?

Mike Wohlwend: It will match the other building completely; colors, pitch, it will look like it was built at once.

Lisa Cotten: Steel frame inside?

Mike Wohlwend: Steel frame inside and all open, it does have full utilities in it, not that it really matters. You know they really have made a push over the last couple years to clean it out in my mind, I know you have all seen the front area, that used to be just a big gravel parking lot, they really have done a nice job of landscaping and irrigation. So they really have tried to dress up their front door and this is somewhat how they make money in the back storage, just trying to accommodate them.

Dick Messner points out that along the edge of their property, some of the trees have grown and some have died. And they are planting new ones.

Mike Wohlwend: The only additional thing I would like to add, is that there is an existing gate right there where that culvert pipe is, it is not used, we don't anticipate to use it; in fact this new building will semi-cover it up. We are not asking for any other drive way or curb cuts or any other access points. It will be all through the same control points like it is now.

Scot Etling: Is there going to be any outdoor storage behind the building?

Mike Wohlwend: No. It really won't be accessible on this parcel.

Cheryl Rueschman: Do the trucks that come in, come in all hours of the day and night?

Mike Wohlwend: No, they generally leave between 6 – 6:30 in the morning and get back anywhere from 5:30 – 7:00 PM. It's all first shift work.

Bruce Knippenberg: None of the lighting, sight lines, aren't going to change? Obviously it's going to be back here. The buildings next door are not going to have any issue with traffic flow, or anything like that?

Mike Wohlwend: No, we won't have any lighting on the west side of the building facing Karg. There's really no need to have any lighting on the building there. There are some security lights, wall-patched as you can see, there are three of them there. We would probably add two more wall patched, for security reasons on the front of the building, but again we are not trying to light up Wal-Mart.

Bruce Knippenberg: Right, and it is all industrial back through there, there is no residential.

MOTION#2014-0044

A motion is made by **Lisa Cotten** to accept the 34.7 foot Variance on the south side of the proposed subject and 34.1 Variance on the north side of the proposed subject as initiated in the presentation and is seconded by **Vince Murdocco**. Motion carries.

AUDIENCE QUESTIONS:

OLD BUSINESS:

NEW BUSINESS:

GOOD OF THE ORDER:

SET NEXT MEETING:

Next meeting is scheduled for Wednesday, November 19, 2014 at 7:00 PM.

ADJOURN:

MOTION#2014-0045

A motion was made by **Scot Etling** to adjourn the October 19, 2014 Board of Zoning Appeals meeting, and was seconded by **Vince Murdocco** at 8:00 PM. Motion carries.

Chairman Bruce Knippenberg

Vice Lisa Cotten

Scot Etling

Vince Murdocco

Ed Shetty

Secretary Wendi O'Neal

Alternate: Cheryl Rueschman