

## THE MADISON COUNTY BOARD OF ZONING APPEALS MINUTES

Members of the Madison County Board of Zoning Appeals held their regular monthly meeting, Monday evening October 2, 2023 at 7:30 pm in the Conference Room of the Madison County Engineer's Building at 825 U.S. Rt. 42 London, Ohio

Members present: James Stewart, Chairman, Charles Hann, Brad Reardon, David Peart, Jesse Bobo, Dave Hughes, Zoning Administrator, Sherry Gallagher, Zoning, Ronda Maynard, Zoning

Others Present: Cory Coburn (23-18), Rodger Hefen (23-18), Bill Pizzino (23-17), Myron Mast (23-19), Gideon Eichorn (23-19)

Jesse Bobo made a motion to dispense with the reading of the September 6, 2023 minutes and approve as presented. David Peart seconded the motion. Motion carried: with all votes being "YES"

David Hughes swore in the audience members to speak before the Board concerning the cases. There was no objecting to the swearing in of the audience. The audience concurs.

**23-17 William Pizzino P.E. 3655 US 42, West Jefferson, Ohio 43162 C/O Colby Holdings LLC 1935 US 42, West Jefferson, OH 43162** Requests permission for a right-side property line building setback variance from 50' to 28' (total of 22' variance) to construct an addition to the office (24' x 31'). Property located 1935 US 42, West Jefferson, Ohio 43162. Zoned C-2, Jefferson Township Parcel -500 VMS 9436 Tax Pin # 08-00228.003.

William Pizzino was present to represent Colby Holdings LLC. Dave Hughes presented the details of the case. Regarding the notices sent out; No calls or letters came into our Zoning Office. The business needs additional office space for Mike's Trucking. Charles Hann inquired if that was enough space for 10 to 15 years. William Pizzino affirmed it was enough. Charles Hann made motion to approve the Variance application, David Peart seconded the motion. The motion carried with All Votes being "YES".

**23-18 Cory Coburn 6251 State Route 38 SE, London, Ohio 43140 C/O CTCR Investments LLC 4630 State Route 38 SW, London, Ohio 43140** Requests permission for a Conditional Use Permit to operate an event venue to host live entertainment, weddings, etc. from a proposed 80' x 100' and to install a gravel parking lot to accommodate 260 parked cars within the fence area. Property location is 4630 State Route 38 SW, London, Ohio 43140. Zoned A-1, Union Township Parcel- 633 VMS 6742 Tax Pin 30-00081.000

Cory Coburn was all present to represent the application. Dave Hughes presented the details of the case. Regarding the notices sent out; No calls or letters came into our Zoning Office.

Cory Coburn states the hours of operation will be 10am to 11pm for both the outdoor and indoor area and open year round. For big events (600+) he will be hiring a Sheriff for traffic control. The Sheriff was involved in a prior event he had hosted. He will be adding additional trees to the existing tree line to assist with noise control. He proposed an 80' x 100' barn. Solar lights to be installed to be used during night activities only. He has met with nearby property owners and states they have no concerns. There will be no alcohol sales on Sunday. Brad Reardon inquired if he held an alcohol license. Cory Colburn confirmed he does have an alcohol permit. Jesse Bobo asks if the proposed 4' x 8' signage with solar lights out front will be lit all the time. Cory Coburn no, it will only be on during events, similar to the solar lights. Charles Hann asked what will be the maximum capacity. Cory Colburn stated indoor 420 and outdoor 5,500 occupants approximately, with standing room only, no fixed seating.

CTCR Investments 4630 SR38 SW, London OH 43140  
Event Venue Conditional Use Request

Please see below for information concerning the zoning request for the above referenced property. At any time before the meeting, if zoning members would like to meet at the property to discuss layout, traffic, or use of property, please contact Cory Coburn 614.560.7505.

Current property is 48.95 acres. We utilize 36 acres for crop production remaining land is used for house/barn/pasture area.

Proposed barn would be 80x100 built to be used for event venue space and storage when not in use. Please see attached map to show where the building (in white) would be located on the parcel. This building is a metal pole barn type structure. Our budgeted financial investment is \$620,000.00 which will increase the value of the property and taxes contributed to local entities.

The gravel parking area in front and to the North of the proposed barn would be enough parking for 24 cars. Solar lights would be installed in the parking areas and along the gravel road along the property lines. These solar lights would only be used during evening events. Our property is lined by very mature trees which would be maintained to eliminate any light being shed onto neighboring properties. We plan to have field tile installed on the entire property which would help with flooding or ground water control.

Utilities to the rear of the property would be ran along the service road under ground to eliminate overhead wires and telephone pole installations.

1 sign would be erected in front of the house along SR 38 to be no more than 4' x 8' in size. Sign would be placed 30' from the roadway and would have a solar light on it as well.

Events being held outdoors would end at 11pm to eliminate the noise to the neighboring properties. We've worked with the Sheriff's Dept to develop a traffic plan for any larger events. To eliminate traffic concerns, we would hire a special deputy for security and traffic control for any event with projected attendance of 600.

In respect to the neighboring properties, we have 4 houses within 250 feet of our property. We've chosen to set the barn behind all the adjoining houses to help eliminate any disturbance to them. The mature trees along the property line will also be maintained to continue adding privacy both to them and to our property. No odors or run off will impact our neighbors and with our planned field tiling project, will help our neighbors with their drainage issues they too have experienced.

Jesse Bobo made a motion to approve the Conditional Use application with limited set hours of 10:00 am to 11:00 pm for the inside and outside area, David Peart seconded the motion. The motion carried with All Votes being "YES"

**23-19 Gideon Eichorn, 2699 Guy Avenue, Plain City, Ohio 43064.** Requests permission for a Home Occupation to operate a coffee roasting business from a proposed 14' x 24' shed built on 4 x 4 skids to make it a movable building. Property location 2699 Guy Avenue, Plain City, Ohio 43064. Zoned A-1. Canaan Township Parcel-376 VMS-10986, Tax Pin# 02-00302.001

Gideon Eichorn was present the represent the application. Dave Hughes presented the details of the case. Regarding the notices sent out, No calls or letters came into our Zoning Office.

Gideon Eichorn explained it was a shipping business, no customers coming to the location. The roasting business is approximately 10 hours a week, building will have water, heat and electric. It will not be movable.

David Peart made motion to approve the Home Occupation application, Jesse Bobo seconded the motion. The motion carried with All Votes being "YES"

Brad Reardon made a motion to adjourn the meeting. Jesse Bobo seconded the motion, Motion carried with all votes being "YES".

*Jane Stewart* Chairman *David J. Hughes* Secretary