

August 9, 2024

REVISED FINAL DEVELOPMENT PLAN REVIEW

PROJECT ADDRESS: 11062 Beaver Road, Jersey Township, OH 43031

PARCEL NUMBER: 036-110304-00.001

OWNER: Beaver RD LLC c/o Lana Ahlum

DEVELOPER: Hope Timber Pallett & Recycling c/o Tom Harvey

ENGINEER/ARCHITECT: Project Construction c/o Luke Baus

Existing Zoning: Rural Residential (RR-3)

WCOD SUBAREA: Innovation Employment (IE)

EXISTING USE: Agriculture

PROPOSED USE: Manufacturing (NAICS 32190 – Wood Container & Pallet Manufacturing)

NUMBER OF PROPOSED LOTS: 1

SITE AREA: 32.948 acres

Lot Area: 31.491 acres

Proposed Right-of-Way: 0.457 acres

GFA: 23,664 square feet (see below discussion regarding this number)

PROPOSED BUIDLING AREA: 11,664 square feet

INTRODUCTION

On July 29, 2024, Hope Timber Pallett & Recycling officially submitted a zoning application for this site. The applicant previously provided an informal submittal to obtain feedback prior to this formal application being filed. This updated Staff Report will summarize this official application, detail the additions and changes from the informal submittal (based on our prior report), and provide a recommendation for the Township on whether to approve the new application.

FOLLOWUP FROM PREVIOUS APPLICATION

1. NOTES
 - a. The applicant has submitted three documents: a Final Development Plan (FDP), Plan Sheets (PS), and an email to Bud Witney providing our previous report and their comments to our recommendations.
 - b. The page number for references to the FDP will be based on its PDF page number, rather than the listed page number on the pages.
 - c. Sections **highlighted in blue** refer to aspects where we have further questions.
2. SUBMITTAL ITEMS (14.05.D.03) The applicant now has all the following parts for their application, that were missing in the initial application:
 - a. A legal description and exhibit of the of the parcel (FDP, 12-15)
 - b. A detailed plan on preserving the wetlands on the parcel (FDP, 8 & PS, 2, 4)
3. DEVELOPMENT PLAN CONTENTS (14.05.D.04) The applicant now has all the following parts for their application, that were missing in the initial application:
 - a. iv. The proposed use as an NAICS 321920 – Wood Container and Pallet Manufacturing (PS, 2).

- b. ix. Notice that there are no existing or proposed deed restrictions associated with the property (PS, 5).
 - c. xvii. Letters from the Licking County Health Department and Licking County Water and Sewer District to demonstrate the future utility services for the property. There is an existing water well on the site that has been approved for use by the Licking County Health Department. Water utilities will connect to the site in 2025. The property currently uses Small Flow On-Site Treatment Systems (SFOSTS) for their sanitary sewer system. The site will connect to the Southwest Licking Community Water and Sewer District (SLCWSD) sometime in the future, such as 207 (FDP, 6-7, 19). **Crossroads recommends adding a condition that the owner shall be required to connect to public water and sanitary sewers and abandon/remove any on-site water and sewer systems (in accordance with all applicable laws) within twelve (12) months from the date water and public sanitary sewer service are extended to and available for use by the property, unless such time is extended by the Township Trustees.**
 - d. xxiii. Added color to Plan Sheets 1, 3, 6, and 09. The other five Plan Sheets are still in black and white.
 - e. xxiv. There are no new mechanical units proposed for this plan (FDP, 7).
 - f. xxvi. The applicant has submitted plans to Monroe Township's Fire Department and will provide the fire department's approval with the construction plan review/approval process per the LPCP requirements (FDP, **However, there is no response from the Fire Department in the application.**)
 - g. xxvii. There are no new signs proposed (FDP, 7).
 - h. xxviii. There is no exterior lightning plan proposed (FDP, 8).
 - i. xxix. A new Landscaping Plan (FDP, 6).
4. USES (14.05.E & 14.05.F.1) The applicants' proposed use is a permitted use: manufacturing or NAICS 321920 – Wood Container and Pallet Manufacturing (PS, 2).
5. SUB-AREA DEVELOPMENT STANDARDS (14.05.F.3) The applicant is compliant with all the development standards except for minimum lot width. However, these are existing lots of record, and Crossroads recommends that a divergence for lot width be approved. Since the previous application, the applicant has clarified that only one lot will be affected by this application.
6. WCOD GENERAL DEVELOPMENT STANDARDS (14.05.H) The following list identifies the Section Number for each development standard and then denotes either: not applicable, compliant, needs more information, or not compliant.
- a. 1.a [Architecture: CPO and Mu Subareas] – Not applicable.
 - b. 1.b [Architecture: IE Subarea] – Compliant [as long as the façade/architectural design of the side of building facing the southern right-of-way is applicable to code]
 - c. 2.a [Landscaping: All Subareas] – The applicant has added a new Landscaping Plan (FDP, 6).
 - d. 2.b [Landscaping: Screening Requirements] – The parking lot is now screened from all sides, either by plants or the building (PS, 6).

- e. 2.c [Landscaping: Mechanical Equipment, Loading Zones, etc.] – The applicant has no mechanical equipment planned. However, there will be a dumpster with an enclosure (PS, 6).
- f. 2.d [Landscaping: Open Space] – Not applicable.
- g. 3.a [Parking: Parking Lot Location] – Compliant.
- h. 3.b [Parking: Parking Bays] – There were several aspects for the applicant to revise from the previous staff report. The applicant has now included parking lot screening and changed the parking lot from gravel to concrete (PS, 6). The driveway is still gravel. Crossroads recommends that the Zoning Commission provide feedback on whether gravel is acceptable for the driveway. In addition, there is no clear GFA provided, despite the applicant's email stating a GFA has been added to the plan.
- i. 4.a [Access] – No part of the application mentions the details on the existing access points and the commercial entrance being approved as a major development process of the Licking County Planning Commission. While the applicant owns the adjacent parcel, they will need to grant an easement, benefiting the parcel to be developed, so that if the adjacent property is transferred in the future, this parcel may continue to utilize this driveway.
- j. 4.b [Visibility] - See Plan Note A (PS, 4).
- k. 4.c [Internal Circulation] – See Plan Note B (PS, 4).
- l. 4.d [Vehicular Connectivity] – The applicant requests a divergence for this section. See Section 3 in Divergence Analysis.
- m. 5 [Lighting] – There is no exterior lightning plan proposed (FDP, 8).
- n. 6 [Signs] – The applicant has no signs currently planned. Any future signs (including entrance signs, which will “be monument style and/or wall mounted and be illuminated by landscaping style fixtures”) will be approved by the Township Zoning Inspector (FDP, 7).
- o. 7.a [Utilities, Water, and Drainage] – See Section 3.c for utilities (FDP, 6-7, 19).
- p. 7.b [Stormwater Plan] – Preliminary stormwater management layout (PS, 4). There is no formal stormwater plan because of the project's simplicity and the ample amount of greenspace on the parcel. the applicant shall follow any county stormwater requirements.
- q. 7.c [Sections 16.23-16.25] – The applicant expects no pollutants, so these requirements are not applicable.
- r. 8 [Accessory Structures] – The applicant has no accessory structures planned. However, there will be a dumpster with an enclosure (PS, 6).
- s. 9 [Fences] – The applicant has no new fencing planned. They will keep or the existing fencing, as shown in the plan (PS, 3). However, the submittal states some fencing may be removed, but the plan does not show which fences will be removed.
- t. 10 [Home Occupations] – Not applicable.
- u. 11 [Noise for CPO Subarea]- Not applicable.

DIVERGENCE REQUESTS

The applicant has requested for three divergences from the Zoning Code:

1. Section 14.05.F.3: A Divergence from this standard is requested to reduce the minimum lot width required from 752.64' to the currently recorded 250.01'. No reduction of the existing lot width is proposed as part of this development.
2. Section 14.05.H.3.b.2: A Divergence from this standard is requested to reduce the minimum number of parking spaces required from 12 to 6 based on the number of employees (5) on the largest shift. Ample space is available for additional parking if a change of use were to occur in the future.
3. Section 14.05.H.4.d: A Divergence from this standard to eliminate the requirement for installation of a 10' multi-use path along the frontage of the parcel as there is no potential connectivity anywhere along Beaver Road. A 15' multi-use path easement has been provided along the parcel frontage for future installation.

DIVERGENCE ANALYSIS

1. Section 14.05.F.3: As mentioned in the initial report, we recommend approval of this divergence.
2. Section 14.05.H.3.b.2: As mentioned in the initial report, we recommend approval of this divergence.
3. Section 14.05.H.4.d: We do not recommend approval of this divergence to eliminate the requirement for a path. Although there is no connectivity currently, the parcel is within a rapidly growing area. As the Township's Comprehensive Plan discusses the importance of bike and walkway connectivity, deviating from this requirement would not be consistent with the goals, policies, and recommendations of the Comprehensive Plan.

ANALYSIS OF OTHER SECTIONS

1. The applicant has no new fencing planned. They will keep or the existing fencing, as shown in the plan (PS, 3). However, their email states some fencing may be removed, but the plan does not include any fences to be removed.
2. Even though the applicant has indicated they have added a GFA to their plan, Crossroads is unable to locate this information in the application. However, there are references to buildings and their individual areas. Based on adding these values, is 23,664 square feet the GFA (FDP, 6), but Crossroads would like confirmation on this number from the applicant.
3. The current application does not note whether the applicant is compliant with all county stormwater requirements.
4. There is no confirmation on whether the Monroe Township Fire Department has approved the application.
5. While the applicant owns the adjacent parcel, they will need to be granted an easement benefiting the parcel to be developed so that if the adjacent property is transferred in the future, this parcel may continue to utilize this driveway.

CONCLUSION

Crossroads recommends disapproval of the divergence to Section 14.05.H.4.d regarding the multi-use path. Although there is no connectivity currently, the parcel is within a rapidly growing area. As the Township's Comprehensive Plan discusses the importance of bike and walkway connectivity, deviating from this requirement would not be consistent with the goals, policies, and recommendations of the Comprehensive Plan.

Crossroads recommends **approving** the application including divergences to Sections 14.05.F.3 and 14.05.H.3.b.2 and subject to the applicant complying with the following conditions:

1. Providing confirmation that the Monroe Fire Department has approved the application to comply with Section 14.05.D.04.xxvi;
2. Requiring the owner to connect to public water and sanitary sewers and abandon/remove any on-site water and sewer systems (in accordance with all applicable laws) within twelve (12) months from the date water and public sanitary sewer service are extended to and available for use by the property, unless such time is extended by the Township Trustees.
3. Obtaining an easement on the adjacent parcel to allow the driveway to encroach onto the adjacent parcel so that if the adjacent property is transferred in the future, the driveway may continue to be utilized to comply with Section 14.05.H.4.a.
4. Implementing a plan for a path, as we recommended to not approve the divergence request to eliminate the requirement in Section 14.05.H.4.d.
5. Confirming that the applicant is complaint with all the county stormwater requirements for Section 14.05.H.7.b.
6. Confirming whether there is any fencing that will be removed for Section 14.05.H.9; and
7. Confirming that 23,664 square feet is the GFA of all the buildings (current and proposed) on the parcel.