

BOARD OF ZONING APPEALS

MINUTES

January 25, 2021

Members Present:	Michael O'Callaghan Glenn Marsh Kenneth Prunier	John Bruns Christopher Gulliford
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City Staff Members Present:	John P. Applegate	Denise Winemiller
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Mayor O'Callaghan called the Board of Zoning Appeals meeting to order and attendance was taken. All members were present.

1. Mayor O'Callaghan asked if there were any corrections or additions to the minutes from the November 9, 2019 meeting. There were no comments or corrections so Mr. Bruns moved that the minutes be accepted as prepared. Mr. Marsh seconded the motion. All board members voted in favor of the motion. The minutes were accepted as prepared.

2. 21-01 Special Exception request for reduction in the auto parking spaces to 9 feet by 18 feet instead of the 10 feet by 20 feet for 1835 Union Airpark Boulevard.

Mr. Applegate said that there were two items on the agenda for the night. Both were for a proposed development on eighty acres in Union's Industrial Park.

21-01 was a Special Exception request for reducing the required parking space size of 10 feet by 20 feet to 9 feet by 18 feet.

Mr. Applegate said he would like to give them a little background but that he had signed a non-disclosure agreement for the city and was not allowed to say who the client was at this point. He said the building was going to be a four story building

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with 2.6 million square feet. The company would have positions for 1,500 to 2,000 employees. He said the developer was impressed with the availability dual access to the site from two roadways, and the close location to I/70 and I/75, and the fact that they already have a five lane road in place. Mr. Applegate said Dog Leg Road had been reconstructed for Emery Air Freight years ago and they were looking at the traffic flow and liked what the city has in place. These parking spaces would be for the employees and Mr. Applegate said he wanted to make this clear, that the plan they are seeing is not an approved preliminary plan. They are still working on entrances and fire safety.

The Procter and Gamble plant was built in 2015 and this new project will be twice the size of that and may be only the beginning of what this client will be doing in the city. Mr. Applegate said he hoped that this could be made public by the mid to late February. Financially, it will make a big difference to the city.

He asked if there were any questions.

Mr. Bruns said that their focus at this meeting was on the request of the Special Exception for a variance in the size of the parking spaces. He said they had already granted one like this for the P & G facility. He said all of the other things Mr. Applegate was talking about was “icing on the cake”.

Mr. Koehn, representing the client, said that 10 x 20 feet spaces were like for shopping malls but the 9 x 18 feet size was more than sufficient.

Mr. Applegate said that is right, we are just dealing with parking on this application.

Mr. Koehn said he had been working with Mr. Applegate since 2012 and dealing with widening the road and he was very comfortable and confident on working with city, saying that “this is not my first trip to Union.”

Mr. Bruns moved that Special Exception 21-01 be approved. Mayor O’Callaghan seconded the motion. All concurred and the motion was passed.

3. 21-02 Zoning variance request for Section 1145.12 (g) Height Regulations: No structure shall exceed 40 feet in height. Request is for construction

of a building with a maximum height of 110 feet for future development at 1835 Union Airpark Boulevard.

Mr. Applegate said that 21-02 was a variance request for a change in the height regulations of structures not to exceed 40 feet in height. They had granted a variance for the P & G plant earlier allowing for a building 55 feet in height.

Mr. Applegate said the FFA had approved the 110 ten feet height requested. The Union water tower nearby had been approved by the FFA at 118 feet height.

The Union building code allows for variances and the staff recommends approval. Mr. Koehn added that the FFA approval was critical to bring the project to Union but they had already approved the water tower at 118 feet.

Mr. Bruns said with the approval of the FFA, and that they had granted a variance to P & G earlier, he moved that the zoning variance 21-02 be approved. Mr. Marsh seconded the motion. All concurred and Zoning Variance 21-02 was approved.

4. Open Agenda

Mayor O'Callaghan thanked the two new board members, Mr. Gulliford and Mr. Prunier for volunteering to be on the Board of Zoning Appeals.

Mr. Prunier said he would like to meet with Mr. Applegate for an hour and talk about the history of development of the city. Mr. Applegate said he would like to drive them around and answer questions, and thought possibly the Mayor would like to come along also.

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

