

BOARD OF ZONING APPEALS

MINUTES

July 13, 2021

Members Present:	Michael O'Callaghan Kenneth Prunier Glynn Marsh	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 June 8, 2021 meeting. There were no comments or corrections so Mr. Bruns moved that the minutes be accepted as presented. Mr. Prunier seconded the motion. Mr. Marsh abstained and the other board members voted in favor of the minutes. The minutes were accepted as presented.

2. 21-07 Zoning Variance request from NorthPoint Development for 1459 Jackson Road, to amend building height to sixty feet instead of forty feet.

Marc Gloyeske and Angela Miller from Northpoint Development were attending the meeting

Mr. Gloyeske said he was from NorthPoint, the Cincinnati office and his company dealt with industrial development. He said most of buildings built around the airport were built by NorthPoint. He said they were looking to build a spec building on what is referred to as the Oaks Farm, owned by Richard Oaks. He said the current plan is for two buildings, 685,000 square feet each. He showed a large scale diagram of the proposed layout.

They are also talking to a potential tenant about a 700,000 square foot building expandable to one million square feet. If that is what would be built, they would change the layout.

Mr. Gloyeske said the standard now for industrial building heights is 40 feet “clear”, which would be the height required inside the building. He said with the racks, pallets, and fork lifts, the industry can now handle that height and even higher. He said they need 40 feet inside and are asking for additional but probably only need 49 ½ feet but just in case a tenant would want a second story or additional height, they were asking for a variance from 40 feet to 60 feet.

Mayor O’Callaghan asked if NorthPoint had any other projects. Mr. Gloyeske said that they were hoping to get more projects. They are doing a building right now for Crocs.

When asked if they built all buildings on spec, he said they did both. Like the Chewy building was built to suit, others built on spec and then adapted if necessary to a tenant’s needs. Sometimes a spec building has multiple tenants.

Mr. Applegate suggested that Mr. Gloyeske explain how the buildings are leased. Mr. Gloyeske said that all the buildings that they build are still owned by NorthPoint. He said they don’t sell the buildings when completed. They want to be good stewards for the community and take care of the buildings. They take pride in the buildings they have built and consider them as a long term investment. He said they generally have a minimum of a five year lease for their buildings.

There was a question about the length of time that the zoning ordinance had existed with the 40 foot building height limit. Mr. Applegate said probably over thirty years.

Mr. Bruns moved that NorthPoint’s variance in the height of the building for 1459 Jackson Road be granted from 40 feet maximum to 60 feet maximum. Mayor O’Callaghan seconded the motion. All concurred and the variance was granted.

Mayor O’Callaghan thanked Mr. Gloyeske for his presentation. Mr. Applegate added that NorthPoint will be great to work with. Mr. Bruns said he appreciated the letter included in the application with all the information and it was very easy to understand.

3. Open Agenda

Mr. Applegate said the city council had approved a development agreement with Opus, the agent for the proposed building next to the P & G facility.

There was additional discussion on the 40 foot height and if that should be changed. Mr. Applegate said when they have to go through the variance process, it provides the planning commission members information on what is happening before anything goes any further. Mr. Applegate said it offers an overview of the situation and they have the opportunity to ask questions.

Mr. Gulliford thought that they should change with the times. Mr. Marsh thought they should still consider the geographic location.

Mr. Applegate said that it is something they could think about. He said the Board of Zoning/Planning Commission could start the process or turn it over to the council. An ordinance would have to go before the council with any proposed changes. A few members of the board thought that possibly parking and height of buildings could be changed since they have had several requests for variances in those matters.

Mayor O'Callaghan said they have the opportunity to talk to the developers in the variance process and that there was some value in having these meetings, and they would always have the option to deny a variance request if necessary.

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