

BOARD OF ZONING APPEALS

MINUTES

January 24, 2022

Members Present: Michael O'Callaghan John Bruns
 Glynn Marsh Christopher Gulliford

City Staff Members John P. Applegate Denise Winemiller
Present:

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 additions, corrections, or deletions to the minutes from the December 7, 2021 meeting. There were no comments or corrections so Mr. Bruns moved that the minutes be accepted as presented. Mr. Marsh seconded the motion. All board members voted in favor of the minutes. The minutes were accepted as presented.

2. 22-01 Request from Brian Zentz, Agent for Jackson Road, for the Exeter Industrial Site, Parcels M58100503 0011 and M58100503 0013, requesting four variances from the following zoning code regulations:

- Section 1145.12(AA) Limiting lot coverage to 75%
- Section 1145.12(h)(g) Limiting building height to 40 feet
- Section 1153.01(a)(5) Requiring parking stalls to be 10' x 20'
- Section 1153.04 (d)(2)(B) Fences shall not be more than six feet in height.

Mr. Applegate said that this request was for four variances and they would all need to be approved individually. Mr. Applegate said that Mr. Zentz was not able to attend as he was traveling but he introduced Justin Muller from Kimley-Horn, and Steven Stein and James Ryan from Exeter.

Mr. Applegate briefly went over the four variance requests and asked if Mr. Stein had any comments.

Mr. Stein said that Exeter was a private firm that owned, operated, and managed large industrial properties. He said Exeter was the third largest landlord of industrial properties in the country.

He said that this project was for a 997,970 square foot industrial warehouse. He said he wasn't able to release the name at this time but it was a Fortune 100 household name retailer. He said the building would be a "Class A" modern warehouse. He said the location was in an area with access to a great labor population and they were expecting to add 1,500 jobs, all full time and offering benefits.

He said the request for these four variances were very important to the operation of the project and they need them to make the project successful. The cost of the project would be 86 million dollars, with 25 to 30 million dollars for the tenant's equipment which puts the project in excess of 100 million dollars.

Mr. Applegate said that he had met with Exeter several times and that the client needs the variances to be approved. Mr. Applegate said in looking over everything, the staff recommended that the Board of Zoning Appeals consider and approve the requests.

Mr. Applegate said on the first item, allowing the coverage of the building to be 85 percent instead of 75 percent, the project does need a maximum of 85 percent. He said they tried to buy additional property to the north but the owner would not return their calls. Exeter had the project redrawn and the placement seems to work very well on the lot. Mr. Applegate said the staff recommends the approval of 75% to 85% of lot coverage.

Mr. Bruns said of the four variances requested, the Board of Zoning Appeals have previously approved building height requests and parking lot size reductions within the L-I district. He said he had no problem with those items and thought they would consider the difference in the height of the fence.

Mr. Applegate said that it would be an interior fence, with a height of 8 feet, and then 3 strands of barbed wire. The fence would not be on the property line. Mr. Bruns indicated that if it was an interior fence, he would not object to the height. Mr. Applegate said it would be within a couple of feet to the P & G building property.

Mr. Applegate said that Exeter is providing the city a 15 foot easement for a water line at the north end of their property.

Mr. Stein said the fence would be 8 feet with the last foot being the barbed wire, and there was still a discussion if that would be used. They would have a 24 hour guard service at the property.

Mr. Stein said that P & G has six feet with barbed wire and this fence would be black vinyl wrapped wire, so it would not rust.

Mr. Applegate said that Exeter had been very good to work with. He was asked if they could have four variances with one application and Mr. Applegate said yes as it was all for the same property. He said the board would need to vote on each item.

Regarding Section 1145.12(AA) allowing lot coverage from 75% to 85%, Mr. Bruns moved that the variance be granted. Mr. Marsh seconded the motion. All concurred and the first item of 22-01 was approved.

On Section 1145.12 (h)(g) limiting the building height to 40 feet, Mr. Bruns moved that the variance be granted to allow for a 60 feet building. Mayor O'Callaghan seconded the motion. All concurred and second variance item of 22-01 was approved.

The third variance request was for a variance in 1153.01 (a)(5), parking regulations. Mr. Bruns moved to approve the request for a change in parking spaces from 10' x 20' to 9' x 18'. Mayor O'Callaghan seconded the motion. All concurred and the motion was passed. The third variance of 22-01 was approved.

On the last request for a variance in regulations 1153.04(d)(2)(B), Mr. Bruns moved that the variance be granted to allow a nine foot fence. Mr. Marsh

seconded the motion. All concurred and the last variance in 22-01 was approved.

Mr. Stein thanked the board and said they were hoping to schedule the ground breaking in April of this year and start grading and they hoped to be ready for occupancy by the first quarter of next year.

3. Open Agenda

Mr. Applegate said things were going well and LeGrand was starting up and the North South Road was well underway. He said that will make a nice addition to the Jackson property. He said it was working out very well for the city. Northpoint and Exeter were both paying \$1.00 per foot so they would be getting money from both of them to help pay for the road.

He said this building from Exeter will make a nice addition to the industrial park. He said they had heard only two to three hundred jobs but those were just the number of management employees.

Mr. Bruns asked about 1,500 people and only 583 parking spaces. Mr. Applegate said that would be three work shifts. He said for the P & G parking, the traffic engineer had recommended an additional 200 more spaces, which was not done and the parking lot is not filled up. Mr. Applegate said a large number of people ride together and also ride RTA buses. Mr. Guilford said that Wright Patterson only has parking for 80% of employees because of people being sick, on vacation, and riding on the RTA.

Mr. Applegate said this new building will have a space allowed for RTA to pull over for employees and Mr. Muller will be adding that to the plan. He said that the busses will go on to LeGrand, and then turn around and go back to Jackson so it should work out very well. Exeter would prefer not to have RTA but Mr. Applegate said that they need to have access to public transportation.

He said they were changing the truck entrance to allow for 8 to 12 trucks. They will have a ten year lease and there will be enough space for more trucks in the future because Mr. Applegate said he did not want trucks

backing up on the three lane road.

He said Exeter liked being near the airport and I-70 and I-75. He said they were trying to purchase the adjoining acres to put in an additional road.

Mr. Marsh asked if this would affect the housing market and Mr. Applegate said not yet, but they only had a few lots available right now. He said there were three more sections in Stoney Crest, enough for possibly another 125 homes. He mentioned the price range of \$275,000 to \$350,00 homes.

Mr. Applegate said the cost of materials for building was continuing to climb.

For an example he said that before, for twelve inch water line, the cost was \$14.00/foot. Then when they were doing the Aullwood line, it was \$29.80/foot, then in another week it was \$43.60/foot and next week it will be \$47.90 a foot.

He said companies were having trouble getting material to make things. He said Dayton Freight was starting in March and wanted 400 trucks and they had only been able to get 125 because of a lack of computer chips for the vehicles.

Mr. Applegate said that everything was going very well. He thanked everyone for coming to the special meeting.

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