



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

# Technical Review Committee Agenda

Franklin County Engineer's Office  
970 Dublin Road  
Columbus, OH 43215

February 23, 2016  
1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. ZON-16-01 – Matt Brown

<b>Applicant/Owner:</b>	William McQuirt
<b>Township:</b>	Hamilton Township
<b>Site:</b>	4635 Obetz Reese (150-000117)
<b>Acreage:</b>	3.64 acres
<b>Zoning:</b>	SCPD
<b>Request:</b>	Requesting to amend an existing Select Commercial Planned District (SCPD)

### B. Board of Zoning Appeals

#### i. CU-3850 – Matt Brown

<b>Applicant:</b>	Ted Blahnik
<b>Owner:</b>	Daniel & Lorrie Olson
<b>Township:</b>	Brown Township
<b>Site:</b>	8159 Morris Rd (120-001249)
<b>Acreage:</b>	5.0 acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	Private water and private waste water
<b>Request:</b>	Requesting a Conditional Use from Section 302.0392 of the Franklin County Zoning Resolution to allow the construction of a pond over 1,000 square feet in size in an area zoned Rural.

## 2. Adjournment of Meeting to March 22, 2016.



Franklin County
Application for Rezoning/Text Amendment

Table with 5 columns: Application Number (ZON-16-01), Date Filed (2/16/16), Received By (Matt Brown), Total Fees (\$1,300.00), Receipt Number (16-00329)

Subject Property Information

- 1. Street Address: 4635 Obetz-Reese Road
2. Parcel ID Number(s): 150 - 000117
3. Township(s): Hamilton



Description of Subject Property

- 4. Acres to be Rezoned: 3.64 acres
5. Current Land Use: Tow Truck Operation
6. Surrounding Land Use: North I-270 & Exceptional Use- Farmed Area, South Rural-Single family housing, East RR & Planned Industrial District, West Exceptional Use- Farmed area
7. Water Supply Source: [ ] Public (Central) [ ] Private (Onsite)
8. Sanitary Sewer Source: [ ] Public (Central) [ ] Private (Onsite)

Rezoning Request

- 9. Current Zoning: SCPD, Proposed Zoning: SCPD
10. Proposed Land Use: Tow Truck Operation
11. Purpose for Request: The proposal is to update the site plan approved by the County Commissioners in 2008 as elements of the site have changed in the intervening eight (8) years.

**Applicant/Owner/Agent Information**

12. Applicant Information: William "Rusty" McQuirt  
Address: 4845 Obetz-Reese Rd. Columbus, OH 43207  
Phone: 679-3909 Fax: 614-491-3511  
Interest in Property: Owner  
Signature: William R. McQuirt

13. Property Owner: William "Rusty" McQuirt  
Address: 4845 Obetz-Reese Rd., Columbus, OH 43207  
Phone: 679-3909 Fax: 614-491-3511  
Signature: William R. McQuirt

14. Agent Information: Jackson B. Reynolds, III c/o Smith & Hale LLC  
Address: 37 W. Broad St., #460, Columbus, OH 43215  
Phone: 221-6255 Fax: 221-6409  
Signature: Jackson B. Reynolds

**Applicant/Owner/Agent Information**

I/we (applicant) William "Rusty" McQuirt swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: William R. McQuirt  
(required)

Date: 2/9/16

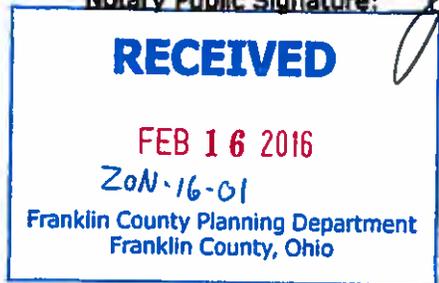
Property Owner Signature: William R. McQuirt  
(required)

Subscribed and sworn to me in my presence and before me on this 9 day of FEBRUARY 20 16.

Notary Public Signature: Jack E. Coms



Jack E. Coms  
Notary Public, State of Ohio  
My Commission Expires 07/16/2018





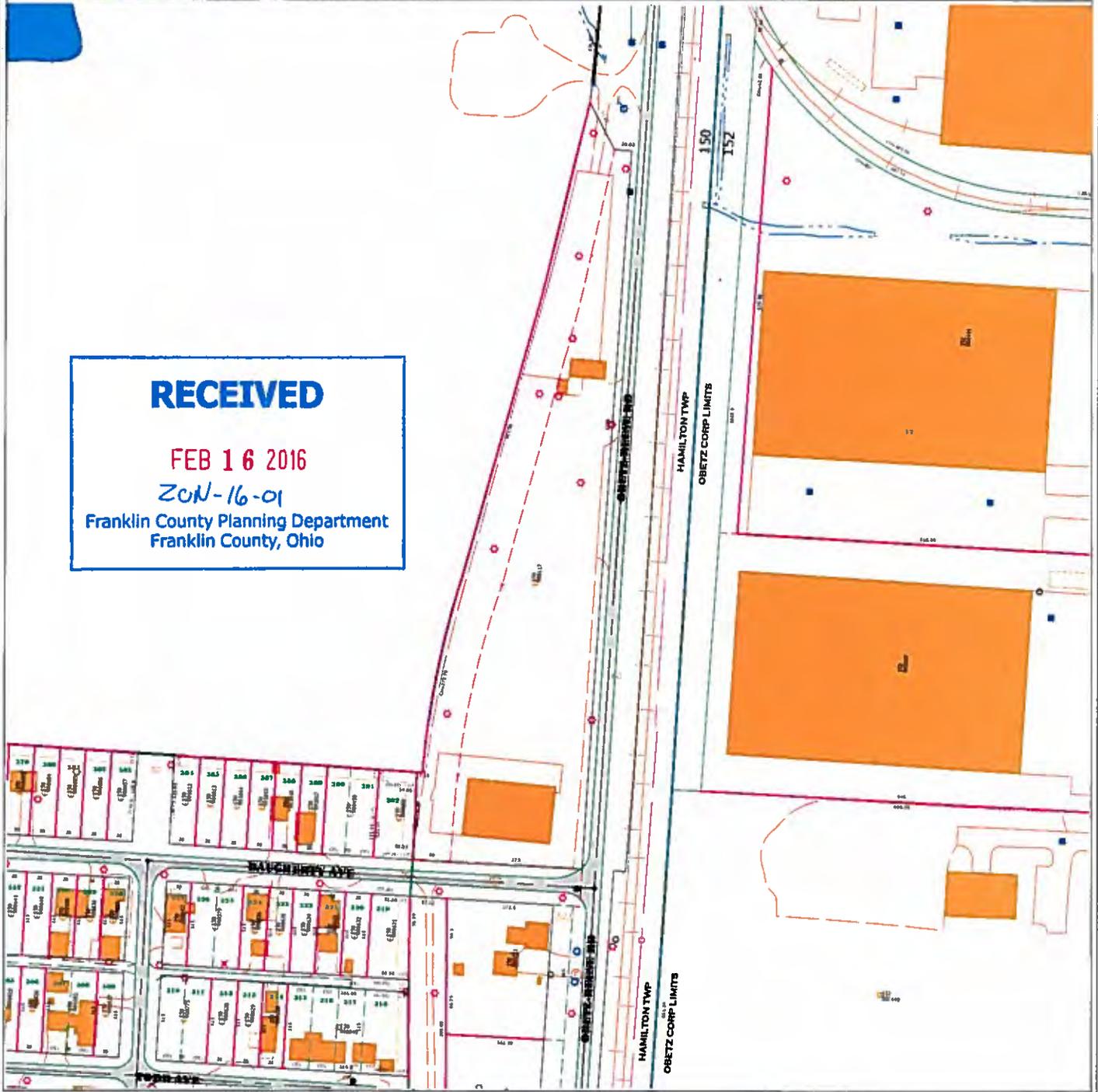


# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/28/16

**RECEIVED**  
FEB 16 2016  
ZON-16-01  
Franklin County Planning Department  
Franklin County, Ohio



Disclaimer

Scale = 200



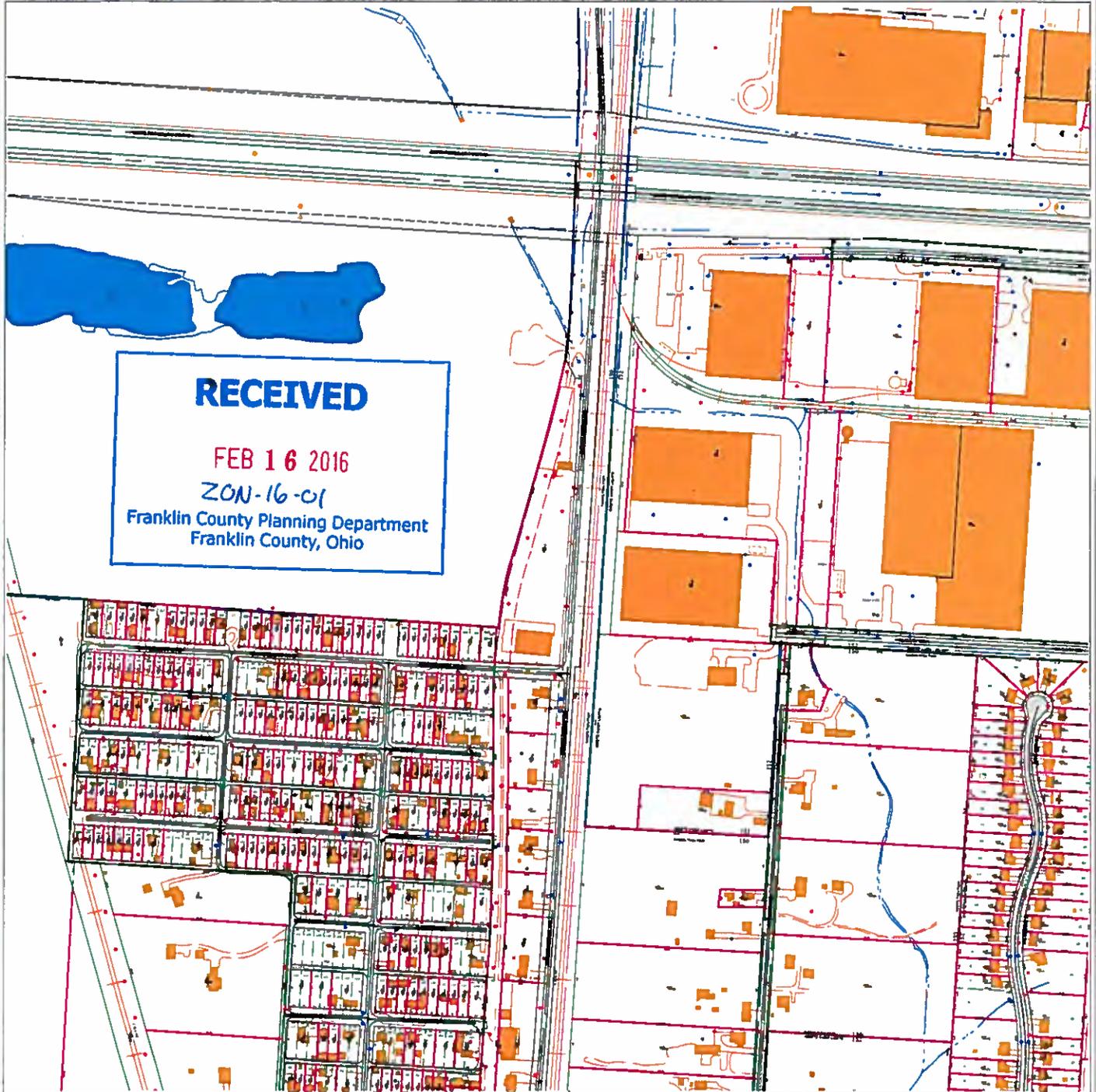
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/28/16



Disclaimer

Scale = 500



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

Application for Second Amendment of Development Plan for 4635 Obetz-Reese Road

In support of its application for an amendment to the development plan for an existing Select Commercial Planned District (SCPD), Rusty's Towing Service (Russel McQuirt) property owner of 4635 Obetz-Reese Road, submits the following revised development plan.

1. OVERVIEW

Rusty's Towing Service, hereinafter applicant, owns one parcel as part of this development plan, the parcel is 3.64 acres in size. The site is currently zoned Select Commercial Planned District (SCPD), with an existing gravel parking lot that is used for tractor trailer storage on the southern portion of the site and a small amount of automobile impound storage on the north side of the site.

The applicant purchased the property in 1999 and rezoned the property to Select Commercial Planned District in 2001. At the time, the applicant had proposed two buildings on site. These were never constructed, thus, many of the design elements in the original zoning application were never performed. The applicant in 2008 submitted a revised development plan for the Select Commercial Planned District (SCPD) property, it included a new storage building for wrecked trucks and parts storage, a modified entrance for the site to control access onto Obetz-Reese Rd., a revised landscaping and lighting plan, while maintaining outdoor storage for tow trucks, trailers and impound cars. The applicant has made some modifications to the existing site development and like to add additional other elements including a loading dock, additional fueling station with canopy and additional screening for the site. The single family home that was a part of the previous plan has been removed.

2. PLAN DOCUMENTS

The following documents have been submitted concurrent with the submission of this development plan.

1. Legal description of the applicant's site
2. Survey plat of the applicant's site
3. Site plan, including parking and building location, landscaping plan, impound area and other existing facilities
4. Description of proposed improvements



All documents submitted to Franklin County shall comprise a part of the plan as approved.

3. PRESENT USES OF THE SITE

The site is currently being used for tractor-trailer storage and tow truck parking, automobile storage, a storage building and a fueling station. The site has limited access due to an existing fence that was installed for security purposes. The existing site contains one property, with AEP maintaining a 20' easement in the gravel truck lot for maintenance of the power poles that are onsite.

The site is currently being used as two separate areas. The existing fenced in area (with privacy slats) to the north is used as an impound lot for cars. This area is locked and secured by two gates and 7 ft. high chain link fence with barbed wire along the top of the fence.

The area south of the automobile impound lot is used as a storage area for trailers, tow trucks and employee vehicles that are parked while the employees are driving the company trucks during the day and for trucks that are awaiting repair and an 80'x120' building that was approved in 2008. A fueling area for the company trucks is located along the western site of the parcel.

Applicant is seeking to amend the existing, Select Planned Commercial Development, development plan to maintain these uses as well as for the intended use stated below.

#### 4. DEVELOPMENT PLAN

Permitted uses within a Select Planned Commercial Development in Franklin County includes uses for any of the districts listed in Section 420.02. Applicant seeks approval of a loading dock and fuel canopy and screening, as well as maintaining the existing uses falling within the parameters stated in Section 344, Limited Industrial District (LI). This application is being made only for the purpose of amending the existing development plan to include the uses stated above to conform to Section 420.02.

- a. Size. The one tract is approximately 3.64 acres in size, the Franklin County requirement for the minimum lot size, based on LI District is 40,000 sq. ft.
- b. Grouping of buildings and access. The existing home and garage have been removed.

The existing building on this site is an 80'x120' pre-fabricated steel building for housing trucks awaiting repairs, truck parts and maintenance equipment. It has internal floor drains that will drain to a holding tank so that grease and oil, etc. can be collected and disposed of as necessary. The building is accessed from Obetz-Reese Road. The existing entrance was modified to a narrowed width of 148 ft. per the Franklin County Engineer traffic Department's recommendation. This drive width allows for a tractor-trailer to be able to turn around on-site, to make pick-ups, deliveries or to just turn around and avoid going through town where bridge clearances won't allow a large truck to pass. The drive approach was paved per the Franklin County Engineer's standards.

There will be no increase in truck traffic or otherwise than from what is already being generated by the site with the new building and dock area. The same trailer-storage, truck pick up and impound operation will still be functioning as they currently are. However, the new building allows Rusty's Towing a place to store wrecked trucks and parts for those trucks in a dry environment to prevent further damage to the vehicle. In addition the existing building, at the south end of the parcel. An additional fuel tank and canopy will be added beside the existing fuel station and landscapes will be constructed over each to provide protection to those utilizing the pump.

- c. Screening and Landscaping. The proposed plan shows existing fence screening slats

surrounding the automobile impound area on the north side of the site. The screening along Obetz-Reese Rd. will include a vegetative screening of White Pine and Blue Spruce trees. These trees are planned to be 6'-7' in height and will be planted with a spacing of twenty feet.

A tree and shrubbery screening is proposed along the Daugherty Rd. at the south side of the lot to screen the homes across the street and will be extended north along the western lot line to screen the dock area per Section 420.031,14 (a).

- d. Parking and loading areas. The lot currently consists of a gravel parking lot and it is the owner's intention to maintain this due to the internal truck traffic that would damage asphalt and cause a maintenance problem. The proposed development plan shows four parking spaces for employees at the storage building. There are also twelve employee parking spots for employees to park their personal vehicles while driving company trucks.

The proposed development plan shows 34 spaces that are currently being used for trailer storage and will continue to be used as such. Company trucks can be fueled from the two (2) existing fuel tanks located just north of these spaces.

The existing fence in automobile impound area can be accessed from the gravel parking lot, through a gate that is located behind the existing house. There are currently 39 spaces dedicated for impounding purposes in this area.

There have been some concerns about fluids leaking out of vehicles stored in the impound area. Currently, there has not been a problem with automobiles leaking fluids on the site and the owner does not anticipate a future problem with this. The reason for this is that when impounded cars are brought to the site, many of these cars are in good working order and do not have any leakage problems to begin with. They have been brought to the site, any fluids that have leaked from the vehicles have already done so at the crash site due to the initial impact of the crash.

- e. Signage. The applicant does not plan to install a sign at this time, but will install a sign as a later date per section 420.034,14 (b).

- f. Storm Water Drainage. Drainage will be maintained as it currently is, except in the immediate existing building areas. Storm water will be routed through roof drains and catch basins to the existing catch basin at the southern portion of the site.

- g. Sewage Disposal and Water Supply. There are currently no water or sewer facilities in the area. The Building's will have sleeves under the foundation and through the floor for future connection if water and sewer become available.

- h. Architectural Design. The proposed storage building will be a pre-fabricated steel building with 8-12' wide x 15' high doors on the front and man doors on either side of the building. The building will have a 3½: 12 pitch with a total building height of 27-½ ft. The color of the building is tan with a green roof. This building exists on the site concurrent with the amendment to the SCPD.

- i. Outside Storage. The proposed site plan shows maintaining the outside storage areas for the truck and trailer storage as well as the fenced in car impound area. No additional outside storage is being proposed with this developmental plan submittal.
  
- j. Utilities and facilities. There is an existing fuel tank that is for company truck use that will remain on site and a new fueling tank will be added to supplement the fueling capacity for the operation. There is also a gas line that runs along the east side of the site next to the existing fence that serves the existing home.
  
- k. Pollution. The existing operation for Rusty's Towing is being maintained as it currently operates. The only change will be the indoor storage for wrecked and damaged trucks and parts storage. We believe that the storage building will actually reduce noise generate by the site by moving damaged trucks and equipment and parts storage indoors. The proposed building will also act as a noise buffer for the homes to the south.

**PLANT LIST**

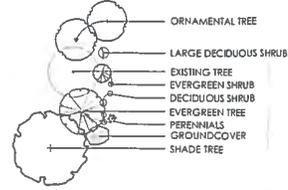
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
3	PIC	PICEA ABIES	NORWAY SPRUCE	5-6' HGT	B&B	
<b>SHRUBS</b>						
17	ARB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' HGT	B&B	

\*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

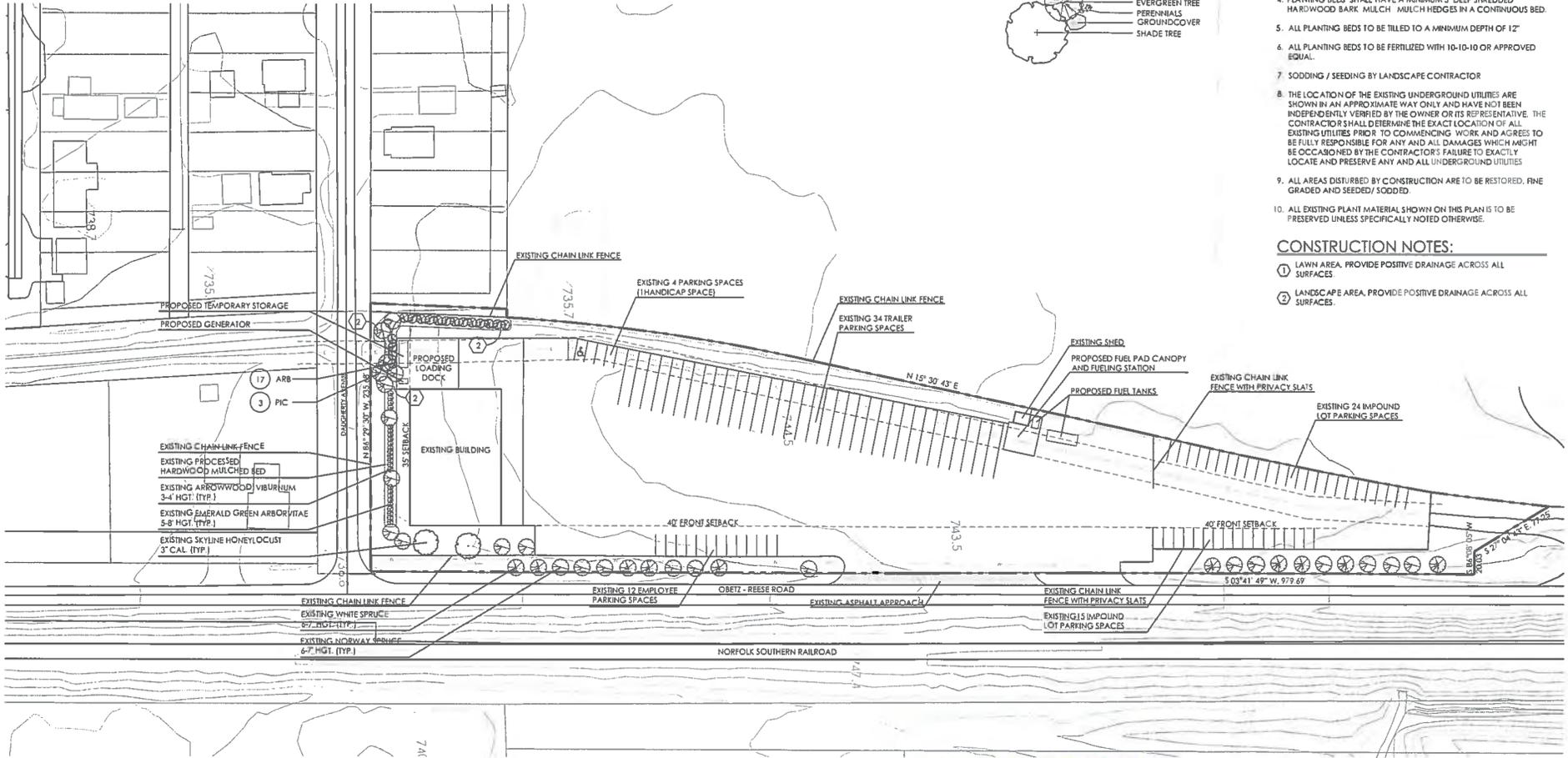


**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12"
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED / SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

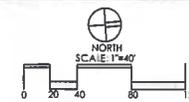
**CONSTRUCTION NOTES:**

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



DEVELOPMENT PLAN  
**RUSTY'S TOWING**  
 PREPARED FOR RUSTY'S TOWING  
 DATE 2/1/16

**RECEIVED**  
 FEB 16 2016  
 ZON-16-01  
 Franklin County Planning Department  
 Franklin County, Ohio



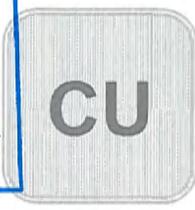
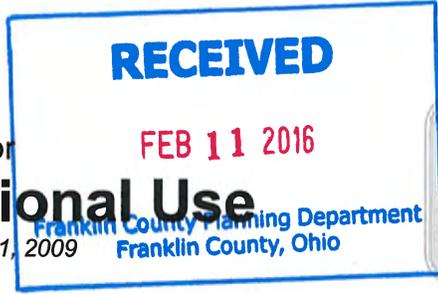
**Faris Planning & Design**  
 LANDSCAPE ARCHITECTURE  
 243 N. 5th Street  
 P.O. Box 481784  
 Columbus, OH 43215  
 614.481.1964  
 www.farisplanninganddesign.com



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

Application for  
**Conditional Use**  
 Revised January 1, 2009



Property Information	
Site Address 8159 Morris Road, Hilliard, Ohio	
Parcel ID(s)  120-001249	Zoning  residential/agriculture
Township  Brown	Acreage 5.0
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	Williams Creek Consulting, Inc <i>Ted Blahnik</i>
Address	247 East Livingston Avenue, Columbus, Ohio
Phone #	614 224 4473
Fax #	614 224 4485
Email	tblahnik@williams creek.net

Property Owner Information	
Name/Company Name	Dan Olson
Address	Same as property information
Phone #	614 425 8843
Fax #	
Email	olsondanny@hotmail.com

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	
Fax #	
Email	

Staff Use Only
Case #  CU-3850
Date filed: 2/11/16
Fee paid 350.00
Receipt # 16-00310
Received by: KS
Hearing date: 3/21/16
Zoning Compliance: RZ-16-2081

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #  
CW-3850

Conditional Use(s) Requested	
Section	302.0392 - Ponds
Description	Residential Fishing Pond
Section	
Description	
Section	
Description	

**Describe the project**

The project includes excavation and construction of a 0.8 acre pond on a residential parcel. All excavated material will remain onsite. The pond will overflow to the north to an unnamed tributary roadside ditch that leads to Big Darby Creek. Makeup water will be supplied by an onsite groundwater well, if needed.

**NOTE: To receive a conditional use, you must meet all the conditional use requirements** in Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you don't answer the questions, we will consider your application incomplete.

- Proposed Use or Development of the Land:  
Recreational fishing pond
- How will the proposed development relate to the existing and probable future land use character of the area:  
Current surrounding land use is rural residential/agricultural. The pond and associated landscaping is expected to enhance the aesthetic appeal of the area.
- Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?  
Current surrounding land use is rural residential/agricultural. The pond and associated landscaping is expected to enhance the aesthetic appeal of the area.

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?  
The pond is expected to help treat local stormwater runoff prior to discharging offsite. A pond safety shelf is included in the proposed design to limit potential hazard.
5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?  
No. The pond is expected to blend into the rural landscape and provide an aesthetic improvement.
6. Will the Conditional Use be served adequately by essential public facility and services?  
The pond is located immediately behind a newly constructed home with county road access to the residential driveway. No structures, landscape, or earthworks exist or are proposed that would limit access to the rear of the home by emergency vehicles.
7. How will the proposal meet the development standards of that specific district?  
Although this pond is not specifically purposed for stormwater runoff management, the safety ledge and subsurface slopes are designed in accordance with local rules for stormwater management ponds.
8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?  
No. Ponds require a conditional use permit.
9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?  
Yes. Ponds are a common feature on rural residential and agricultural lands.
10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).  
No. The pond is not expected to interfere with the delivery of governmental services.
11. Did the applicant purchase the property with knowledge of the zoning restrictions?  
Yes, however the pond is not a specifically restricted use by zoning.

**Conditional Use-Expanded Home Occupation (Only)**

The following questions must be addressed when applying for a Conditional Use from *Section 511.03* (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).

---

---

---

2. How many non-resident employees?

---

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

---

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

---

---

---

5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be **completely** screened from adjacent residential lots and abutting streets? ***This must be met!***

---

---

---

6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

---

7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*

---

8. Will the delivery traffic increase? *Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.*

---

Case #  
CW-3850

**Affidavit**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

*[Handwritten Signature]*

12/01/2015

Applicant

Date

*[Handwritten Signature]*

12/2/15

Property Owner (Signature must be notarized)

Date



BRIAN SMELTZER  
Notary Public, State of Ohio  
My Comm. Expires July 25, 2017

*[Handwritten Signature]*

12-2-15

Property Owner (Signature must be notarized)

Date

\*Agent must provide documentation that they are legally representing the property owner.

\*\*Approval does not invalidate any restrictions and/or covenants that are on the property.

ParcelID: 120-001249-00  
OLSON DANIEL

Map-Rt:

**RECEIVED**

FEB 11 2016

Franklin County Planning Department  
Franklin County, Ohio

CU - 3850









- LEGEND**
- PROPERTY BOUNDARY
  - POINT OF VIEW
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - UNDERDRAIN/TSO
  - WELDRIP SERVICE LINE
  - NORMAL POOL (20.0V. 30.0)
  - LIMITS OF DISTURBANCE
  - PROPOSED SELF FENCE SEE SHEET C1.4 FOR DETAILS
  - EROSION CONTROL BANDSET SEE SHEET C1.4 FOR DETAILS
  - STREET CENTERLINE

DAN OSBORN  
8159 MORRIS ROAD  
HILLIARD, OHIO

619 N. PENNSYLVANIA STREET  
INDIANAPOLIS, INDIANA 46204  
PH: (317) 423-0800  
PROF@WILLIAMSCREEK.COM

**WILLIAMS CREEK CONSULTING**



DRAWN BY: AER  
CHECKED BY: TB  
SCALE: AS SHOWN  
DATE: 2/9/2016

REVISIONS	

**OLSON PROPERTY**  
8159 MORRIS ROAD  
HILLIARD, OHIO

**EROSION CONTROL PLAN**

PROJECT NUMBER

DRAWING NUMBER  
**C1.2**  
SHEET 3 OF 5

**RECEIVED**

FEB 11 2016

Franklin County Planning Department  
Franklin County, Ohio

W-3850



