

Minutes of Meeting
February 22, 2021
Zoning Commission
CA-1-21 Jason Mushrush, Mushrush LLC

Zoning Commission Members present: Kevin Heim, Jason Cramer, Craig Kendrick and Ronald Baughman. Also present: Zoning Director Michael Hanshaw and Assistant Zoning Director Laura Datkuliak.

The meeting was called to order at 6:00 p.m. CA-1-21 by Mr. Heim.

Mr. Heim read the application request for reclassification on Parcel 1302035 located at the southwest corner of Mill Street and Central Avenue from a RR- Rural Residential District to I1- Light Industrial District. Mr. Heim then read the RPC recommendation of denial.

Present Zoning Classification: RR- Rural Residential District requesting I1- Light Industrial District. Mr. Heim read the zoning description for RR and I1.

Applicant was sworn in by the stenographer.

Statement from Applicant:

Mr. Mushrush stated he would like to build a truck storage building either 60 x 100 or 80 x100 for Mushrush LLC. He plans to landscape along the sides of the building and a border of pine trees. This will not be a heavy traffic area basically equipment storage. Approximately 6-8 trucks would be leaving in the morning around 7:15-7:30 a.m. and returning between 4:30-6:00 p.m. He thinks it would be a win-win for everyone and would increase the tax base. His company plans to be a good neighbor while improving the plot of land.

Questions from Board/ Residents:

Board questions:

Q: Would you be performing vehicle maintenance in the building?

A: Intention is for storage of vehicles. They would not have a full-time mechanic on site. Only minor repairs, such as tires.

Q: Would employee's personal vehicles be parked there?

A: Yes, during the day.

Q: How many trucks will be stored there?

A: Between 8-10

Q: What type of parking lot?

A: Cement approach with gravel drive.

Q: Your business is from New Philadelphia do you have a facility like this there?

A: We are cramped for space down there. The business does work to the north and south of New Philadelphia. It makes sense to split up the crews up and not spend so much time on the road. There will be a breakroom and restroom in the building. Most of the activity will be in the morning and afternoon.

Q: Will you have a well?

A: Yes, well and septic.

Resident Questions:

Tom Lorenz of 2625 Central Ave SE asked the following questions:

Q: Are you going to use this facility for storage of your pipes?

A: It is a possibility.

Mr. Lorenz raised concerns about the entrance to the property and site distance.

Q: How will you heat the building?

A: Propane.

Mark Shirkey of 631 Mill St SE stated that he was opposed to the reclassification as it becomes permanent and we can not anticipate what will happen to the property in 10- 20 years. He stated Regional Planning denied this for a reason. It is the question and concern of the unknown that is to come. It's a prime piece of property for a residential development. His front door is only 50 feet from the right -of- way and the building would be right in front of his house. He appreciates the added greenery but that doesn't address the lights. His concern is truck noise in the early morning, public safety concern, and devaluation of property.

Mr. Mushrush responded that he plans to still have the farmer farm the soy bean land. He's not looking to take over the field. He would like to stay at the edge of the property and develop 2-3 acres.

Joe Mercurio of 611 Mill St SE stated if this property is rezoned to industrial it could open the door to the other field becoming industrial.

Linda Lorenz of 2625 Central Ave SE addressed concern with lack of lighting and fencing could encourage theft in the area.

Board discussion:

Pros:

Brining tax revenue to the township.

Cons:

Damage to existing home values. Request doesn't fit into this area of the township.

Mr. Heim made a motion to recommend a **denial** of the RR-Rural Residential to I1- Light Industrial request by Jason Mushrush/ Mushrush LLC for CA-1-21, motion seconded by Mr. Cramer.

ROLL CALL:

Kevin Heim	YES
Ronald Baughman	YES
Craig Kendrick	YES
Jason Cramer	YES

4-0 to deny the rezone from RR-Rural Residential to I1- Light Industrial.

Mr. Baughman made a motion to adjourn at 6:52 p.m., seconded by Mr. Cramer.