The Board of Zoning Appeals met on Tuesday January 7, 2020 at 2:00 pm in the 1897 Room, 104 E. Main St, Lancaster, Ohio.

Members present were Jim Bahnsen, Lindy Jackson, Jim Edwards and Rebecca Anderson. Also present were Cathy Welch, Secretary, Stephanie Hall, City Prosecutor’s Office and Pete Vail, Zoning Official. Paul Martin and Mitch Noland were also present representing the City of Lancaster.

Mr. Bahnsen called the meeting to order. Spoke as to having a new secretary and needing to make a motion to accept Cathy Welch as the new secretary. Mr. Jackson made a motion to accept; Mr. Edwards seconded; motion voted on and passed.

Mr. Bahnsen asked for a motion to accept the minutes from the December 3, 2019 meeting; Mr. Jackson made a motion to accept; Ms. Anderson seconded. Minutes were approved.

Mr. Bahnsen explained the procedures of the meeting and advised that anyone addressing the Board would be sworn in before speaking.

Ms. Anderson will not be voting due to a conflict of interest.

A vote was taken to take case #589 off the table from the October 1, 2019 meeting; vote passed.

**BZA CASE #589**

Henry Hood III, Four Moore Investments, LLC, 1430 Collins Road, Lancaster, Ohio has applied for a special exception for the property located at 1850 Lancaster-Newark Road. This property is zoned Commercial General.

Four Moore Investments, LLC would like to build apartments for a senior living facility. Zoning Code 1133.03(c)(2)(B) and 1133.03(c)(2)(C) requires approval for apartments and assistant living facilities.

Rebecca Mott, 411 E. Town, Columbus, Ohio was present to represent Four Moore Investments, LLC.

Pete Vail advised that Four Moore Investments, LLC has provided the concept of senior living apartments.

Mr. Bahnsen asked if there was any correspondence received and requested it be added to the record. Mr. Vail summarized the correspondence from Mayor Scheffler (Exhibit G) and Greg Wooten of 1925 Country Place (Exhibit F).

Mitch Noland, City Engineer summarized the Storm Water Report reviewed by Steven Wellston of the Stormwater Department (Exhibit B) as well as addressing traffic concerns and access study done by Carpenter Marty (Exhibit C); turn lanes on State Route 37 and other changes will be needed for the volume of traffic the apartments would create. Mr. Noland noted his consultant had not reviewed the report.

Ms. Mott presented a handout on The Windsor Company (Exhibit A), a site map (Exhibit D) and a printout of different ranch style apartments (Exhibit E). She discussed the project as being a 112-unit senior living facility including ranch style one- and two-bedroom units with attached garages along with plans for screening.
Mr. Craig Stevenson, Harral and Stevenson, spoke on the preliminary storm water analysis; Mr. Drew Lorent, Carpenter Marty, spoke on the traffic study; Mr. Gary Smith, D2 Architect, spoke on the landscaping; and Mr. Ken Danzer, Danzer and Associates, echoed the comments of Ms. Mott.

The Board expressed concern with the type of screening that will be completed. Ms. Mott stated they are willing to work with the City and do what is required.

Mr. Bahnsen then opened the meeting up to the public and swore in those who wished to speak. The following residents voiced their concerns and reasons for not wanting the apartments to be built: Jarod Stewart-1900 Country Place, Daniel Klos- 1911 Country Place, Linda Craine- 1475 Longwood Dr., Scott and Karen Hunter- 1918 Bunker Hill, Pat Estes-1375 Longwood Drive, Mike Mitchell-1745 Granville Pike and Jenny Lustler-soon to be resident of the area.

After hearing the residents’ concerns a motion was made by Mr. Jackson to go into executive session; seconded by Mr. Edwards and passed.

Motion was made by Mr. Jackson to be out of executive session; seconded by Mr. Edwards, voted and passed unanimously. The Board discussed that there had been two meetings and due process had not been interrupted and were ready to vote.

There were no further questions from the Board. There were eight exhibits received by the Secretary including one requested by Mr. Klos and received on Friday, January 10th (Exhibit H). Mr. Bahnsen made a motion to grant the special exception with the condition that the applicant will work with the City Engineer to provide as aesthetically pleasing screening as possible. Mr. Jackson seconded the motion. Ms. Anderson abstained.

Unanimous vote to grant the exception.

Mr. Edwards and Ms. Anderson notified the Board that they will not be at the February meeting.

Mr. Jackson made a motion to adjourn; Ms. Anderson seconded the motion. Meeting was adjourned.

Respectfully submitted,
Cathy Welch, Secretary