The Board of Zoning Appeals met on Tuesday October 1, 2019 at 4:00 pm in the 1897 Room, 104 E. Main St, Lancaster, Ohio.

Members present were Tim Oatney, Lindy Jackson, Jim Edwards and Rebecca Anderson. Also present was Erica Lanning, Secretary, Stephanie Hall, City Prosecutor’s Office and Pete Vail, Zoning Official. Paul Martin, David Scheffler and Mitch Noland were also present representing the City of Lancaster.

Mr. Oatney called the meeting to order and explained the procedures of the meeting. Mr. Oatney advised that anyone addressing the Board would be sworn in before speaking. All those wishing to speak were sworn in.

Ms. Anderson made a motion to approve the minutes from the September 3, 2019 meeting. Mr. Jackson seconded. Minutes were approved.

**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 or an assistant 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 Four Moore Investments, LLC has provided two concepts; multi-family townhomes with apartments and single family condos. Mr. Vail stated condos should not be considered by the Board. Condos will need to be addressed with Planning Commission.

Mitch Noland stated he was present to address traffic concerns. Mr. Noland advised the amount of traffic is a large concern and a traffic study would need to be completed. He believes turn lanes and other changes will be needed for the volume of traffic apartments would create.

Ms. Mott advised they wish to withdraw the request to build condos and would like to continue with the proposal to build a total of 252 multi-family apartments and townhomes. There is also a request for an assisted living facility.

The Board expressed concern with Fire and EMS calls. They asked if they had considered extending the roadway. Ms. Mott stated they are willing to work with the City and do what is required.
The Board stated they need more concrete plans. They will need to know exactly what will be built, plans for screen and plans for an emergency exit.

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, Tim Craine-1475 Longwood Dr., Scott Hunter-1918 Bunker Hill, Earl Hunter-1901 Country Place, Jason Green-1335 Longwood Dr. and Jeff Thress-1716 Creekside.

Ms. Mott asked the Board to table the application to allow Four Moore Investments, LLC the opportunity to provide additional information.

There were no further questions from the Board. There were no comments received by the Secretary. Mr. Edwards made a motion to table the application at the request of Ms. Mott. Mr. Jackson seconded the motion. Ms. Anderson abstained.

Unanimous vote to table the application.

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Mr. Jackson made a motion to adjourn. Mr. Edwards seconded the motion.

Meeting was adjourned

Respectfully submitted,

Erica Lanning, Secretary