CONCORD TOWNSHIP
BOARD OF ZONING APPEALS (BZA)
Public Hearing

Application BZA022017 October 03, 2017

Rockford Homes Inc. of 999 Polaris Parkway, Columbus, OH, 43240. The Applicant is requesting approval for variance of Conditional Use for temporary model home with office and parking lot at 5544 and 5532 Whitestone Trace, Powell, OH, 43065, Lot 6915 and 6914.

Call Public Hearing to Order
Vice Chair, Webb called the Public Hearing of Application BZA022017 to order.

Roll Call

Nicholas Cua, Chair	Absent
Darren Webb, Vice Chair	Present
Betty Cotter	Absent
Bob Nagode	Present
Doug Smith	Present
Eric Van Meter, Alternate	Present
John Kipfer, Alternate	Present

Mr. Van Meter and Mr. Kipfer were acting/voting Board Members in the absence of Chair, Cua and Mrs. Cotter.

Officials Present
none

Public Present
Applicant, Mr. Theuerkauf, Rockford Homes
No public present

Swearing In
Administrative Assistant swore in Mr. Theuerkauf, Rockford Homes

Exhibits
Exhibit A – Application, Exhibit B – Legal Notice, Exhibit C – Applicant and Surrounding Property Owners Meeting Notice Letters, Exhibit D – Sign-In Sheet

Purpose
The purpose of the Public Hearing is to consider an Application, designated as BZA022017, filed on September 11, 2017 by Rockford Homes Inc. of 999 Polaris Parkway, Columbus, OH, 43240. The Applicant is requesting approval for variance of Conditional Use for temporary model home with office and parking lot at 5544 and 5532 Whitestone Trace, Powell, OH, 43065, Lot 6915 and 6914.

Begin Hearing
Applicant, Corey Theuerkauf with Rockford Homes is asking for variance of Conditional Use for temporary model home with office and parking lot. The details regarding the model home with office and parking lot including hours of operation, as well as other details are given in the provided Application.

Questions from the Board
Mr. Kipfer asked about the hours of operation. Mr. Theuerkauf said the hours are as listed on the picture of the sign in the Application. Monday-Wednesday 12:00-7:00pm, Saturday 12:00-5:00pm, Sunday 12:00-6:00pm. Mr. Kipfer also asked what the dimension were in the parking lot. Mr. Theuerkauf stated that he did not have the actual dimensions with him. Mr. Theuerkauf added that he knew six spaces were required and he went over the location of the spaces with the Board. The Application also includes one handicap parking spot with loading area. The parking lot is the standard parking lot used for Rockford model homes. Mr. Kipfer wanted to confirm that the dimensions were to code. Mr. Theuerkauf said the other parking lots that they have done include Olentangy Falls East off of Hyatts road, Harvest Point, North Farms in Orange Township.

Mr. Theuerkauf asked how long the time frame was for the model home. Mr. Theuerkauf was told the time frame is 90% of home completion. The Conditional Use is for Rockford Homes. Rockford Homes has 120 units in the development, so the time frame would be 90% completion of Rockford Home's 120 units.

Motion
Motion by Mr. Kipfer to Approve Variance BZA022017, request from Rockford Homes for Variance of Conditional Use for model home with office, and parking lot. Motion seconded by Mr. Nagode.

Vote: Smith, yes; Kipfer, yes; Nagode, yes; Webb, yes; Van Meter, yes
Motion passed

Vice Chair, Webb stated the Applicant would receive a letter of approval within 10 days. The Applicant asked if he needed to wait for the letter before proceeding and the answer was yes.

Approve Minutes
Public Hearing Minutes from September 05, 2017 for Variances BZA012017
Motion to Approve by Mr. Van Meter and seconded by Mr. Nagode
Vote: Smith, abstain; Kipfer, yes; Nagode, yes; Webb, yes; Van Meter, yes
Motion passed

Old or New Business
None

Motion to Adjourn
Motion to Adjourn by Mr. Kipfer and seconded by Mr. Nagode
Vote: Smith, yes; Kipfer, yes; Nagode, yes; Webb, yes; Van Meter, yes
Motion passed

ATTEST   DATE APPROVED

Angie Ellerbrock   _01 / 23 / 2018_

Angie Ellerbrock
Administrative Assistant