

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

BOEHRINGER FORMS & SUPPLIES 844-225-3333 FORM NO. 1014E

Held

May 21, 2019

20

Application for a Zoning Amendment (App #471)
Submitted by Thomas W. Coffey
Commerce District (COM) to Regional Retail (RR)
(Approximately 1.514+/- acres)
Parcel Number 15-00280040100

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on May 21, 2019 at 7:45 p.m. for a public hearing. Board Chairman Joe Craft called the meeting to order. Ronald Rhoades, Joe Craft and C.J. Lovejoy answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Mark Spagnuolo (Zoning Inspector), the applicant and members of the public.

The Jerome Township Board of Trustees opened the public hearing on the proposed application for a zoning amendment by swearing in those who wished to speak. The application, submitted by Thomas W. Coffey, requests a zoning amendment from Commerce District (COM) to Regional Retail (RR)(application #471) be granted for approximately 1.514+/- acres. This property is identified as parcel number 15-00280040100 and is located at 7620 Industrial Parkway, Plain City, Ohio.

Township Staff Report

Mr. Spagnuolo, presented to the Board the Zoning Office Staff Report. He indicated that the applicant was seeking rezoning. He stated that zoning classification 722410 "Drinking Places (Alcoholic Beverages)" was identified which currently is not one of the allowed uses in a commerce district in the zoning resolution. He stated that the code could be changed to allow for this activity as a permitted or conditional use. The preferred course of action, however was to look at a straight rezoning. He added that currently there are 300 business and 3,000 employees in the area with few eating and drinking establishments. He reported that the LUC had recommended the preference of amending the zoning resolution. He however, stated he disagreed and so did the Zoning Commission who voted four to one to recommend the rezoning to the Board of Trustees.

Applicant Presentation

The applicant, Thomas Coffey and the proposed tenant Ben King of 1487 Brewery addressed the Board. The indicated that the site would consist of 100 seats split between indoor and outdoor. Mr. King then explained that currently he is operating as a brewery under industry code 3121 "Brewery Manufacturing" and 312120 "Breweries." He went on to explain that he was seeking an A1A liquor license to allow for full service drinking and which also requires minimal food service. Initially they will have a small food prep area and augment this with food trucks. Later, he anticipates expanding the food service.

Public Comment

Barry Adler stated this needed to be a conditional use and wondered if the applicant was aware of the proposed FedEx facility and truck traffic.

Board of Trustee Action

The Board and Mr. Spagnuolo discussed the various industry codes involved also including 72251 "Restaurants and Other Eating Places." There was uncertainty of which best applied and as a brewery under 312120 was permitted in the commerce district and as part of state law had to provide minimal food service, whether a rezoning was necessary. The Board agreed that they needed to seek additional guidance on the matter.

At 8:43 p.m. it was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees continue the public hearing for application 471 until June 3, 2019 at 7 p.m. at the Township Hall.

The vote resulted as follows:

Ronald Rhodes, yes
 Lonnie (Joe) Craft, yes
 Charles (C.J.) Lovejoy, yes

The motion carried.

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GOVERNMENT FORMS & SUPPLIES 644-224-3558 FORM NO. 181-02

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Mr. Craft instructed Mr. Spagnuolo to get with legal counsel for guidance.

Lonnie (Joe) Craft, Chairman

Robert Caldwell, Fiscal Officer