



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 1000 Bricklawn Ave		Project Name/Business Name (if applicable): South Park	
Parcel ID No.(s) 025-006164-00	Current Zoning: OCT	Total Acreage: 22.931	
Description of Variance Requested: Current code limits materials being stored outdoors not to exceed a height of 10' from existing grade. We would request that we be allowed to stockpile material not to exceed a height of 25' from existing Grade. 1155.07 Sec B1			
STAFF USE ONLY – Code Section(s) & Description of Variance: <i>1155.07(b)(1)</i> <i>To allow stockpiles to be 25' in height</i>			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Steve Geiger, Member		Address: 1000 Bricklawn Ave/Po.box 307717	
E-Mail: geigerexcavating.steve@aol.com		Phone No. 614-778-5870	
ATTORNEY/AGENT INFORMATION			
Name: Ben Worsowicz-Lardiere McNair, Llc.		Address:	
E-Mail: benjamin@imcounsel.com		Phone No. 614-534-1355	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) Reklamation, LLC.		Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: *Steve M. Geiger Member*

Date: 02/10/2017

INTERNAL USE ONLY

Zoning File No. 17020012
PC Meeting Date: _____
PC File No. _____

RECEIVED: JW.
DATE: 2/27/17

PAID: \$300.00
DATE: 2/27/17
CHECK#: 148



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VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12 ; Fence Variances, 1171.05 ; Flood Plain Variances, 1191.18)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Survey of property certified by a registered surveyor (11"x17" copy)	✓		✓	
	4. List of contiguous property owners & their mailing address	✓		✓	
	5. Pre-printed mailing labels for all contiguous property owners	✓		✓	
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓		✓	
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	✓		✓	
	8. Application & all supporting documents submitted in digital format	✓		✓	
	9. Application & all supporting documents submitted in hardcopy format	✓		✓	
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

INTERNAL USE ONLY

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: Bonnie Gard

Date: 3/14/17



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AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, _____, the owner of the subject property listed on this application, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____ Date: _____

AUTHORIZATION TO VISIT THE PROPERTY

I, Reklamation, LLC, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Spencer M. Gugler Member Date: 2/10/17

Subscribed and sworn to before me on this 10 day of Feb, 2017.

State of _____

Notary Public, State of Ohio
My Commission Expires 08-07-2021

Brittney Stewart

NOTARY

AGREEMENT TO COMPLY AS APPROVED

I, Reklamation, LLC, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: Spencer M. Gugler Member Date: 2/10/17

Subscribed and sworn to before me on this 10 day of Feb, 2017.

State of _____

Notary Public, State of Ohio
My Commission Expires 08-07-2021

Brittney Stewart

NOTARY

SAVE APPLICATION

REQUEST FOR ZONING VARIANCE

REKLAMATION LLC

ENTERPRISE DRIVE, PARCEL # 025-006164-00

This request for a variance is being made to ensure that the applicant can continue to make use of this property in a way that is profitable and beneficial not only for the applicant, but for the city of Gahanna and for the other property owners in the area in which it is located. The reasons for this request are set forth in greater detail below, but with the grant of a variance, the applicant can make a much more productive use of this property moving forward due to its proximity to the railroad and its ease of access from Interstate 270.

In response to section (a) of Section 1131.04, this land is actually not useful as a commercial property at this time. Because of its status in a sort of legal middle ground while the applicant awaits its “no further action” (“NFA”) letter from the Ohio Environmental Protection Agency (“EPA”), there is no ready market for the land. Further, were the land to be developed by a new owner, EPA would likely have to be involved in that development. These factors work to both eliminate a market for this property now and suppress any market for the property after the NFA letter is issued. However, if the applicant is able to put this property to productive use on a long-term basis, the property can be a benefit to both the applicant and to the city. Because one of the applicant’s core businesses is the storage and distribution of raw materials, this property presents a unique opportunity. Access to the property from the Interstate makes this an ideal place for both receipt of materials from the Columbus area (as has already been happening), and for distribution of those same materials to end-users in need of the same sorts of materials.

Further, proximity to the railroad puts the land in a position to make that distribution regional or even national, rather than only local, and making Gahanna the go-to place in the Columbus area not only for gravel and other excavation materials, but for a wider variety of materials, and materials which are often in short supply, such as salt. Indeed, it was for this purpose that an investment group demonstrated interest in this property previously, only to be discouraged by the extensive process of receiving an NFA letter. By allowing stockpiling of these materials, the city would not only be encouraging innovation and investment in Gahanna, but would be supporting a Gahanna-based business that has already, at its own expense, remediated a piece of Gahanna that would potentially still be an open, dangerous landfill had it not been developed by the applicant.

Section (b) asks why the variance is necessary to preserve substantial property rights. This relates to the difference between the uses of stockpiles previously and the ones contemplated for the future. In the past, stockpiles were used primarily as material to cap the landfill. This was a necessary part of the project, and it was important that materials be consolidated in order to make use of the space and to grade in the property according to engineering plans and best practices. Moving forward, the space would be used much differently. Stockpiles of raw materials would have to be organized in such a way that they could be loaded

in and out of both trucks and rail cars efficiently, which would require the use of stockpiles of similar size to the ones that exist on the property now. However, these stockpiles would have to be neatly organized and well maintained, both for the efficient operation of the business and for the efficient service of customers.

Finally, section (c) requires that the variance not pose a health and safety risk to the neighboring properties. As the applicant has been operating for years with these stockpiles, this section can be satisfied with little trouble. Indeed, although remedial measures have been taken with respect to dirt getting on the roadways and there being dust in the air occasionally, those issues have not posed a health or safety risk, and have since been remediated by the applicant. Further, if this site were to be used long-term in this way, it would not look like it looks now. Its current situation is largely the result of its previous use as a landfill and the extensive remediation work that has been undertaken since the applicant took over the site. A long-term site would have less dust, less dirt, and more “regulars” who know the protocols of how to enter and leave the property without causing some of the issues that have been remediated in the past.

This property has only become even potentially useful since it was taken over by the applicant. Indeed, it was a landfill – polluted, dangerous, and with no potential use. After years of labor, the site is now in its final stages of preparation for real usefulness. Its increased value will be a benefit to the local schools, and a potential expansion of the applicant’s business will provide local jobs and make Gahanna a place to be for a certain segment of the local construction industry. This cannot happen without a permanent variance from the rules regarding outdoor stockpiling. Without the variance, there is simply no telling how long the property will be on the market before it can be developed. With the applicant’s plan, it can be put to use immediately, and developed as soon as the NFA letter is issued.

Contiguous Property Owners for Parcel 025-006164-0

City of Gahanna
200 S Hamilton Rd.
Gahanna, OH 43230

Parcels: 025-004267-00, 025-006473-00
025-006693-00, 025-006692-00

Rob & Denise Freiheit
PO Box 2332
Granite Bay, CA 95746

Parcels: 026-190717-00, 025-006689-00

Geiger Excavating, Inc.
PO Box 307717
Gahanna, OH 43230

Parcels: 025-013680-00, 025-006160-00

Columbus & Ohio River RR Co. Parcel: 025-004266-00
STE 300
47849 Papermill Rd.
Coshocton, OH 43812

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United Military Lands, also being part of Reserve "D" of the "INDUSTRIAL ZONE" as shown and delineated upon the recorded plat thereof in Plat Book 54, Pages 84 thru 90, Recorder's Office, Franklin County, Ohio being more particularly described as follows:

Being all of the above referenced Reserve "D" of the "THE INDUSTRIAL ZONE" (being 29.623 acres) excepting out the following three parcels of land shown of record in the Franklin County Recorder's Office, Franklin County, Ohio:

Situate in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United States Military Lands and being Part Reserve "D" as shown on "THE INDUSTRIAL ZONE" of record in Plat Book 54, Pages 84 thru 90, inclusive, also known as the original 40 acres (First Tract) conveyed to the Columbus Clay Manufacturing Company of record in Deed Book 459, Page 577, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

PART ONE

Beginning at a point in the westerly line of the aforesaid "THE INDUSTRIAL ZONE" at the northwesterly corner of said Reserve "D" and the southerly line of the Railroad Utility easement shown on said Plat, said point being located SOUTH, a distance of 596.63 feet from a point in the southerly line of Claycraft Road (68 feet in width) at the northwesterly corner of Lot Number 13 of said "THE INDUSTRIAL ZONE" plat:

Thence the following five (5) courses and distances along the northerly line of aforesaid Reserve "D":

1) Thence along a curve to the right having a radius of 521.31 feet, a central angle of $18^{\circ} 22' 24''$, the chord to which bears $S 65^{\circ} 22' 09'' E$, a distance of 166.46 feet to a point of reverse curvature:

2) Thence continuing along a curve to the left having a radius of 443.00 feet, a central angle of $27^{\circ} 36' 45''$, the chord to which bears $S 83^{\circ} 59' 13'' E$, a distance of 212.39 feet to a point:

3) Thence $N 6^{\circ} 12' 25'' E$, a distance of 15.00 feet to a point on a curve:

4) Thence along a curve to the left having a radius of 430.00 feet, a central angle of $10^{\circ} 24' 01''$, the chord to which bears $S 88^{\circ} 59' 36'' E$, a distance of 77.55 feet to a point of tangency:

5) Thence $N 85^{\circ} 46' 24'' E$, a distance of 146.56 feet to a point on a curve to the northerly line of a 3.564 acre tract (Parcel No. 3) conveyed to the City of Gahanna of record in Deed Book 3666, Page 43:

Thence along a northerly line of the aforesaid 3.564 acre tract with a curve to the left having a radius of 405.00 feet, a central angle of $6^{\circ} 27' 04''$, the chord to which bears $S 54^{\circ} 25' 02'' W$, a distance of 45.58 feet to a corner of said 3.564 acre tract:

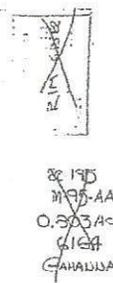
Thence $S 38^{\circ} 48' 30'' E$, a distance of 7.61 feet, along a westerly line of aforesaid 3.564 acre tract:

Thence the following five (5) courses and distances across the aforesaid Reserve "D":

1) Thence $S 85^{\circ} 48' 24'' W$, a distance of 9.03 feet to an angle point:

2) Thence $S 78^{\circ} 39' 14'' W$, a distance of 137.19 feet to a point of curvature:

3) Thence along a curve to the right having a radius of 460.00 feet, a central angle of $39^{\circ} 16' 29''$, the chord to which bears $N 81^{\circ} 29' 47'' W$, a distance of 309.18 feet, to a point of tangency:



4) Thence N 61° 38' 48" W, a distance of 100.00 feet to a point of curvature;

5) Thence along a curve to the left having a radius of 365.28 feet, a central angle of 1° 14' 25", the chord to which bears N 62° 15' 59" W, a distance of 7.91 feet to a point in the westerly line of the aforesaid Reserve "D";

Thence NORTH, a distance of .81.02 feet, along the westerly line of said Reserve "D" to the point of beginning, containing 0.803 acres, more or less, and being subject to all easements and restrictions of record.

PART TWO

Beginning, for reference, at a point in the northerly line of the aforesaid Reserve "D" at the northeasterly corner of the aforesaid Part One, said point also being in the southerly line of the aforesaid City of Gahanna 3.564 acre tract;

Thence the following two (2) courses and distances along the northerly line of said Reserve "D" crossing the aforesaid 3.564 acre tract:

1) Thence N 85° 48' 24" E, a distance of 3.57 feet to a point of curvature;

2) Thence along a curve to the right having a radius of 585.00 feet, a central angle of 12° 53' 53", the chord to which bears S 07° 44' 40" E, a distance of 131.41 feet to a point in a southerly line of aforesaid 3.564 acre tract, said point being the point of true beginning for the herein described tract;

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0.149 ACRES
OUT OF
6.64
GAHANNA

Thence continuing along the northerly line of aforesaid Reserve "D" with a curve to the right having a radius of 585.00 feet, a central angle of 14° 47' 38", the chord to which bears S 73° 53' 54" E, a distance of 150.63 feet to a point of tangency;

Thence S 66° 30' 05" E, a distance of 40.00 feet, continuing along the northerly line of aforesaid Reserve "D" to a point;

Thence the following three (3) courses and distances across the aforesaid Reserve "D":

1) Thence S 23° 29' 55" W, a distance of 30.00 feet to a point;

2) Thence N 66° 30' 05" W, a distance of 40.00 feet to a point of curvature;

3) Thence along a curve to the left having a radius of 555.00 feet, a central angle of 20° 42' 39", the chord to which bears N 76° 54' 24" W, a distance of 200.48 feet to a point on a curve in the southerly line of the aforesaid 3.564 acre tract;

Thence along a southerly line of the aforesaid 3.564 acre tract with a curve to the right having a radius of 345.00 feet, a central angle of 4° 55' 59", the chord to which bears N 67° 43' 30" E, a distance of 23.69 feet to a point of tangency;

Thence N 76° 11' 30" E, a distance of 37.23 feet, continuing along a southerly line of the aforesaid 3.564 acre tract to the point of true beginning, containing 0.149 acres, more or less, and being subject to all easements and restrictions of records.

R.D. ZANDE AND ASSOCIATES, Ltd.

James C. Shurden
Registered Surveyor No. 4702

June 12, 1980
Job No. 934
Dwg No. E-934
LMP/cjt
Revised 11/24/81 LWP

PARCEL 3:

33620A17

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 15 West, United States Military Lands, and being a part of that original 8.00 acre tract as conveyed to the Columbus Clay Manufacturing Company of record in Deed Book 459, Page 578, Recorder's Office, Franklin County, Ohio, and also being a 5.740 acre tract of land conveyed to the City of Gahanna by deed shown of record in Official Record 1835-006, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Beginning at a point at the southwesterly corner of that 3.707 acre tract (Lot No. 19 "The Industrial Zone" of record in Plat Book 54, Page 86 thru 90, inclusive) as the same was conveyed to the City of Gahanna of record in Deed Book 3693, Page 837, said point of beginning also being in the northerly line of the Baltimore and Ohio and Penn Central Transportation Company right-of-way;

Thence S 81° 32' 33" W a distance of 306.42 feet along the southerly line of the aforesaid original 8.00 acre tract and the northerly right-of-way line of the aforesaid railroad to a point at the southwesterly corner of the aforesaid original 8.00 acre tract and the southeasterly corner of that original 231.05 acre tract as conveyed to Elizabeth Pittsuro of record in Deed Book 1662, Page 303;

Thence N 00° 56' 59" W a distance of 737.93 feet along the westerly line of the aforesaid original 8.00 acre tract and an easterly line of the aforesaid original 231.05 acre tract to a point at the northwesterly corner of the aforesaid original 8.00 acre tract;

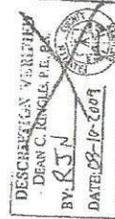
Thence N 81° 41' 28" E a distance of 397.93 feet along the northerly line of the aforesaid original 8.00 acre tract and a southerly line of the aforesaid original 231.05 acre tract to a point at a southeasterly corner of the aforesaid original 231.05 acre tract;

Thence SOUTH a distance of 307.05 feet crossing the aforesaid original 8.00 acre tract to a point in the northerly line of the aforesaid 3.707 acre tract (Lot No. 19);

Thence the following two (2) courses and distances continuing to cross the aforesaid original 8.00 acre tract and along the northerly and westerly lines of the aforesaid 3.707 acre tract (Lot No. 19):

- 1) Thence N 81° 41' 50" W a distance of 86.90 feet to the northwesterly corner of the aforesaid 3.707 acre tract (Lot No. 19);
- 2) Thence S 00° 56' 59" E a distance of 455.82 feet to the point of beginning and containing 5.740 acres, more or less, being subject to all easements, restrictions, and rights-of-way of record.

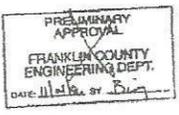
The above description was prepared in the office of the Franklin County Engineer by David L. Pearson, P.S., Ohio Registered Surveyor No. 7298, from recorded courthouse documents in September, 1996 for the auditor's auctioning of tax parcel number 025-6164.



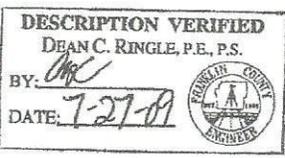
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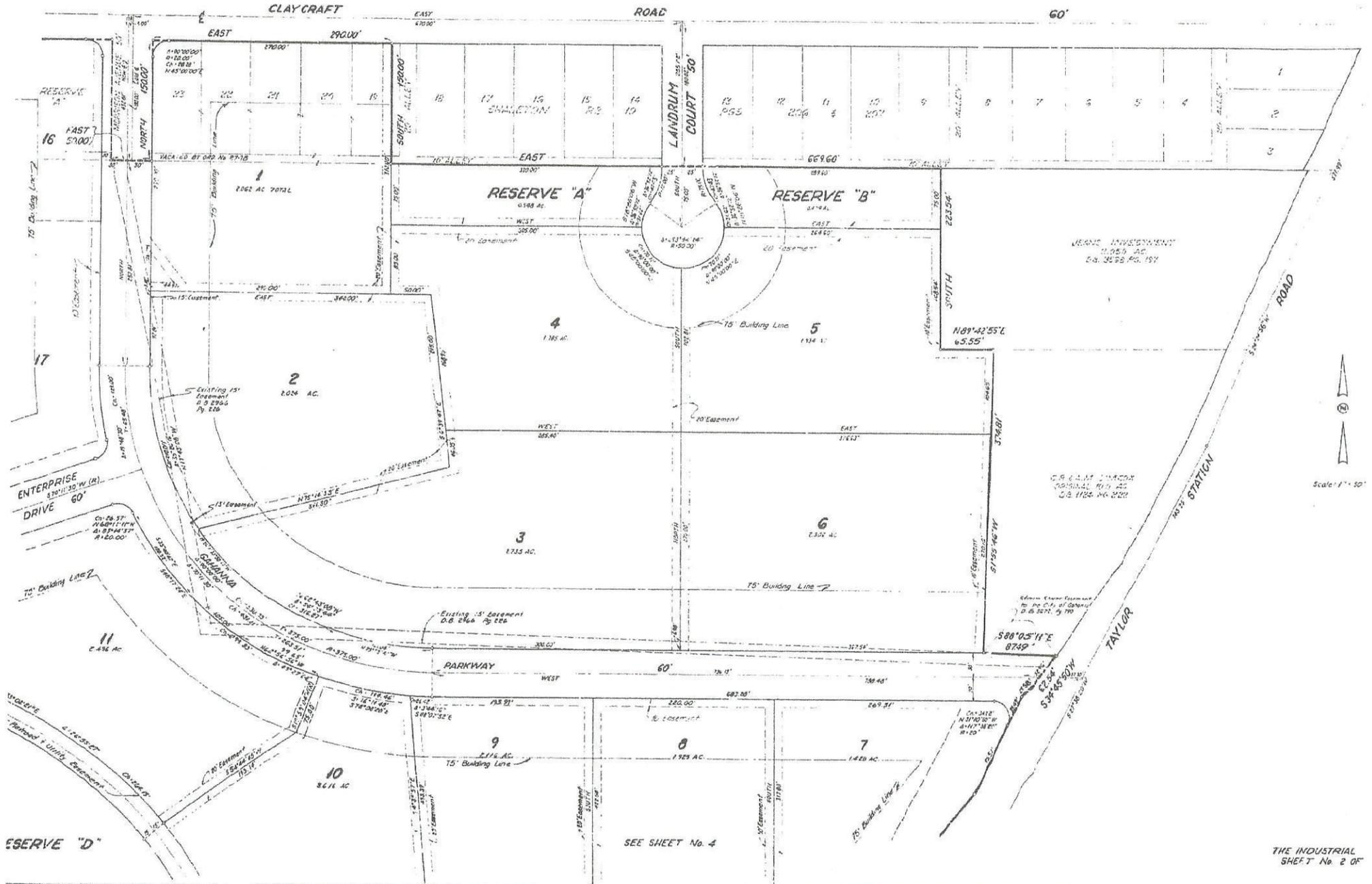
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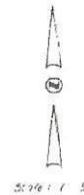
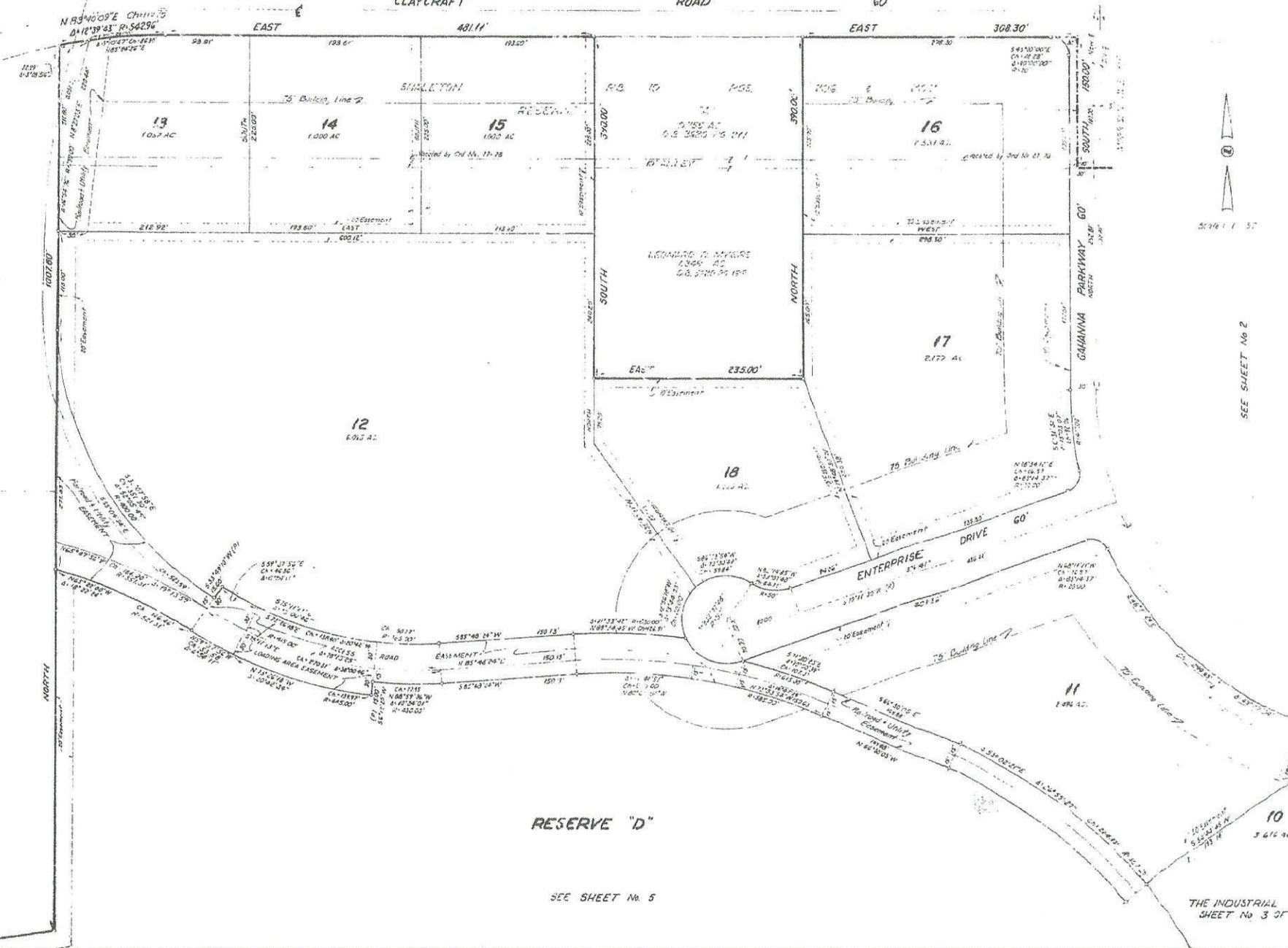
Together with reasonable access to platted Enterprise Drive as set forth in Warranty Deed from Columbus Clay Limited, an Ohio Limited Partnership and Gahanna Community Improvement Corporation, as filed in Official Record Volume 1835, page 601, Recorder's Office, Franklin County, Ohio





SEE SHEET No. 4

CLAYCRAFT ROAD



SEE SHEET No 2

RESERVE "D"

SEE SHEET No 5

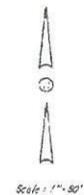
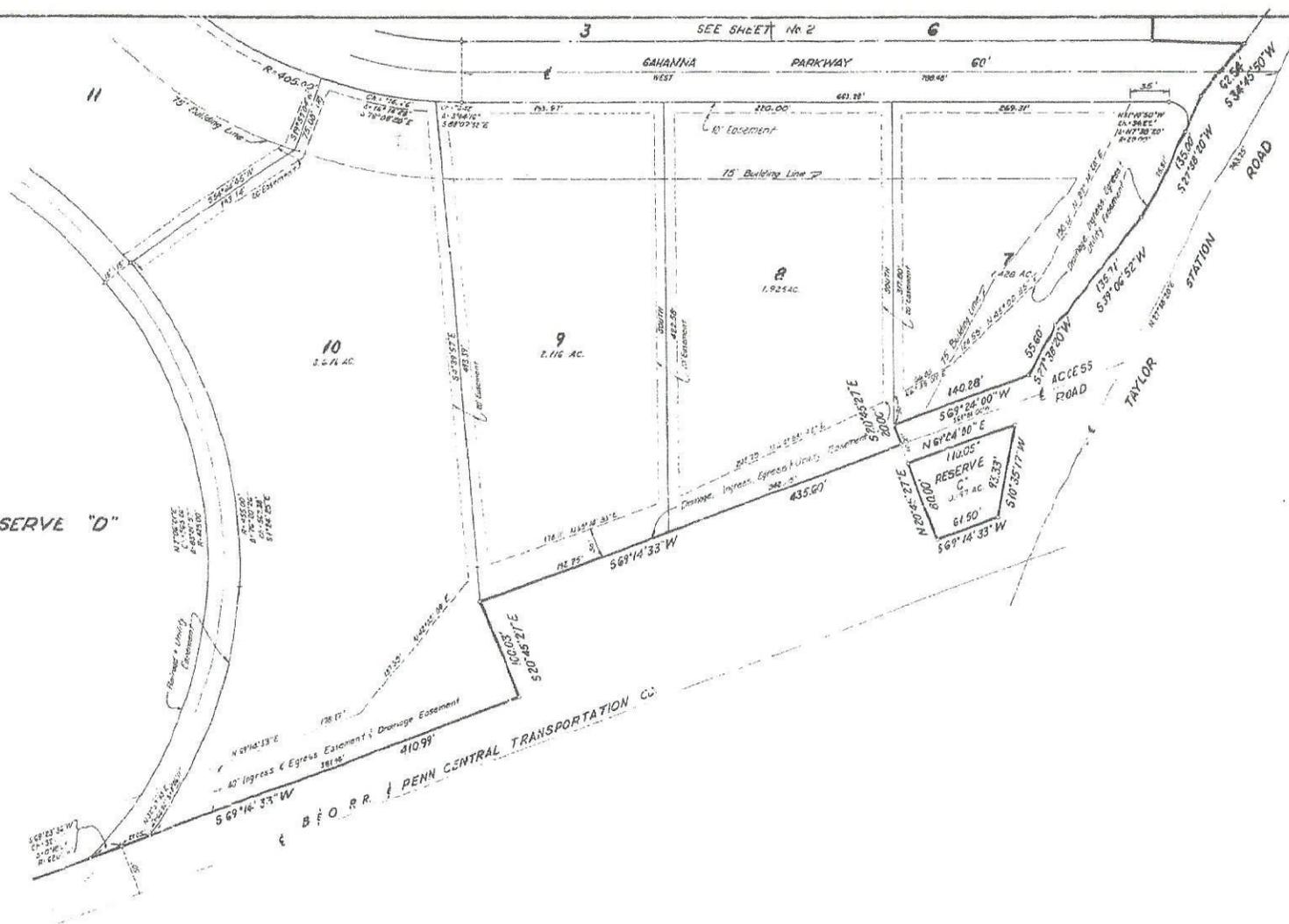
THE INDUSTRIAL SHEET No 3 OF

THIS PLAT SHOWS THE ORIGINAL RECORD AS FILED WITH THE STATE

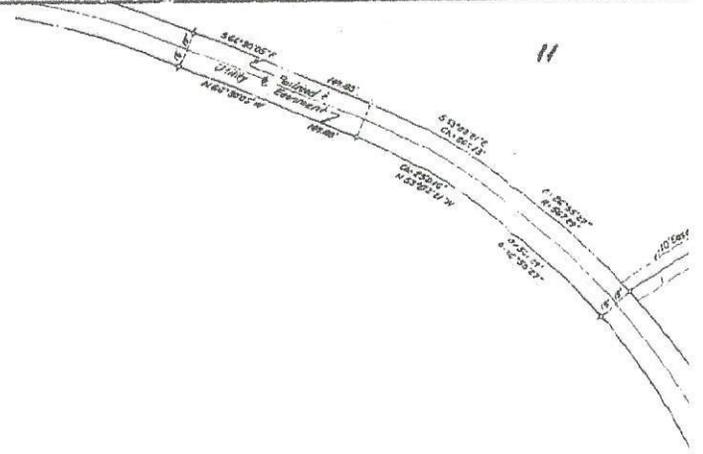
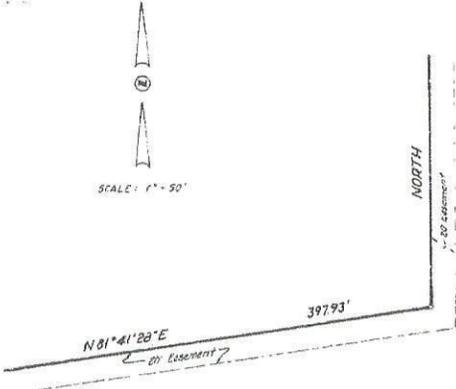
EMERSON PARKWAY CORNER OF 300' ORIGINAL RECORD AS FILED

SEE SHEET No 5

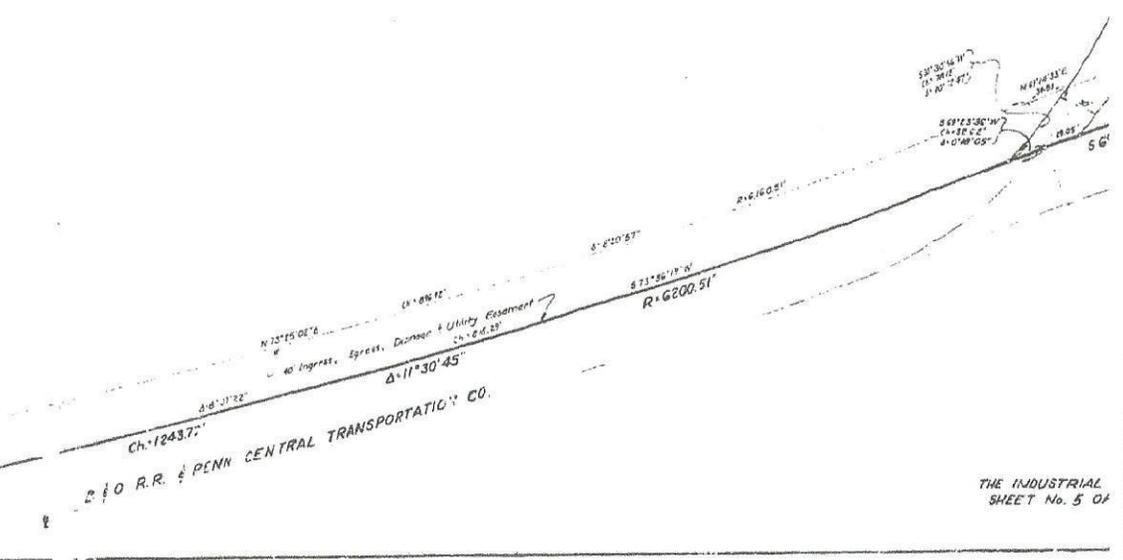
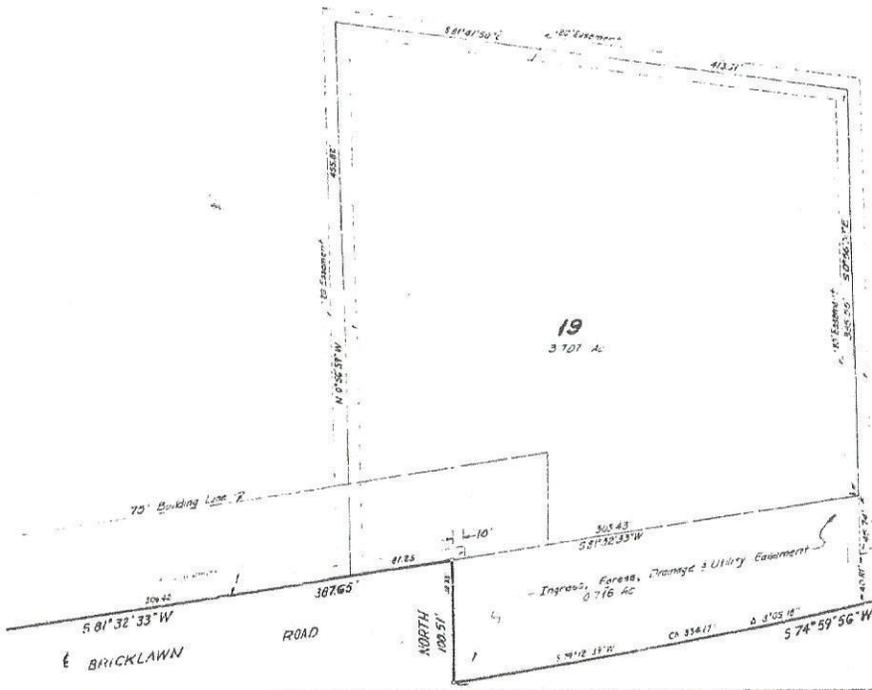
RESERVE "D"



8.5 SHEET No. 3



RESERVE "D"
29.623 Acres



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1000 Bricklawn Avenue

Project Name/Business Name: 1000 Bricklawn Avenue

SUBMITTED BY:

Name: Kenneth W. Fultz Title: Chief Building Official

Department: Public Service & Engineering

Comments:

Building permits will be required for each structure.

Plumbing fixtures will be required for each structure as per OBC 2902.1.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1000 Bricklawn Avenue

Project Name/Business Name: 1000 Bricklawn Avenue

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

It is unclear from the submitted application materials what the ultimate plan of development is. The Conditional Use application appears to indicate that buildings are a part of the request, but then state they are future expansion. If so, then a Final Development Plan and Design Review application should be submitted and evaluated with this request. If the buildings are not part of this request, then they should be removed from the site plan in order to provide clarity of what the immediate request is. Additionally, the site plan has several other items symbols that are used but not addressed.

Since the request is for outside storage without a time limitation, the screening standards of 1155.07(c) apply. No application materials have been submitted that address these requirements.

(c) *Screening.*

- (1) *Screening from ROW and adjacent properties* - Any outdoor storage of materials shall be screened from view from the public right of way or adjacent properties by the use of a wall, fence, mounding, plant materials or combination thereof.
- (2) *Screening Requirements* - The combined height of all screening materials shall be adequate to fully screen the materials being stored. In no case shall the height of combined screening be less than a minimum of six feet in height and the maximum height of combined screening shall not exceed 10 feet.
 - A. The maximum height of walls and fence structures shall not exceed 10 feet.
 - B. Landscaping used as screening shall have a minimum of 80 percent opacity during all seasons.

At this point, Planning and Development staff is unable to determine what the immediate request is for and needs further clarification in order to properly assess and comment on.



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

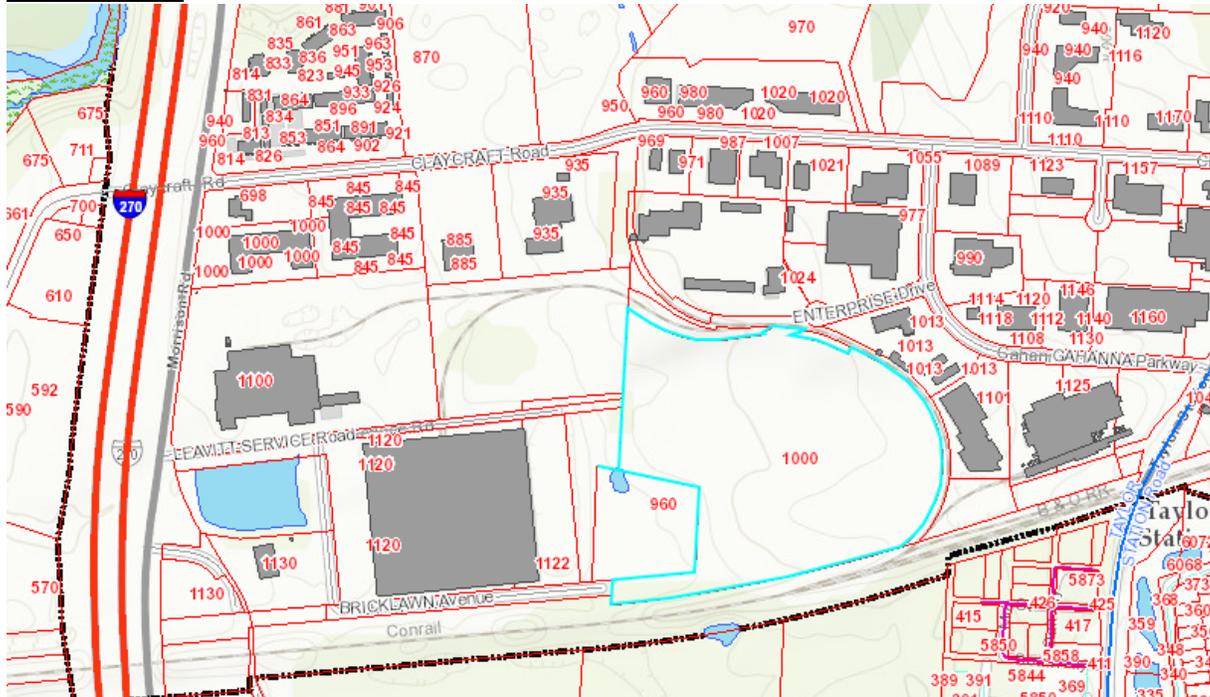
200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

Site Plan

-  Rail Access Point
-  Topsoil Storage
-  Concrete Storage
-  Leavitt Rd Extension
-  Proposed Office 24'x36'
-  Proposed S-1 Building 60'x128'



Location Map



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1000 Bricklawn Ave.

Project Name/Business Name: Reclamation

SUBMITTED BY:

Name: JEFFREY B. SPENCE Title: DEPUTY CHIEF OF POLICE

Department: GPD

The Division of Police does not have any comments on this request.



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1000 BRICKLAWN

Project Name/Business Name: _____

SUBMITTED BY:

Name: STEVE WELSH Title: FIRE MARSHAL

Department: MIFFLIN TWP DIVISION OF FIRE

PROPERTY HAS ADEQUATE ACCESS FOR FIRE APPARATUS AND WATER SUPPLY IS AVAILABLE AT THE ENTRANCE TO THE PROPERTY FROM BRICKLAWN. NO COMBUSTIBLE STRUCTURES ARE PART OF THIS PHASE. FIRE DIVISION HAS NO ISSUES WITH THE PROJECT

[Signature]

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1000 Bricklawn

Project Name/Business Name: Reklamation

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

1. The application includes a site plan showing proposed buildings and roadway extensions. If these are part of the application, a final development plan shall be submitted for review and consideration by Planning Commission.
2. Site access shall be via Bricklawn Avenue until such time an access point is created from Leavitt Service Road.
3. Site shall comply will City Stormwater Management and Erosion Control requirements.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1000 Bricklawn Ave.

Project Name/Business Name: Reklamation Conditional Use and Variance

SUBMITTED BY:

Name: Bonnie Title: P & ZA

Department: Service

The applicant seeks approval for a Conditional Use to stockpile and sell salt and topsoil in addition to the other approved materials from the most recent Conditional Use approval in 2014. A variance request has been made to allow the height of all stockpiled materials to be 25' in height. Current code permits outdoor storage to be no greater than 10' in height.

Although roads and a future building have been shown, they are not a part of these applications, and will require a Final Development Plan and a Certificate of Appropriateness at the time of formal submission.