

## PERKINS TOWNSHIP BOARD OF ZONING APPEALS MEETING

Held By: Perkins Township Board of Zoning Appeals

Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue

Date: November 15, 2021

Time: 4:00 p.m.

Board Members Present: Mr. Ted Kastor, Chairperson  
Mr. Larry Pitts, Vice Chair  
Mr. Michael Bixler

Board Members Absent & Excused: Mr. Spence, Mr. Gast & Mr. Bertsch

Staff in Attendance: Ms. Angela Byington, Director  
Mrs. Jessica Gladwell, Administrative Assistant

### I. Pledge of Allegiance

Mr. Ted Kastor called the meeting to order and led the Board and staff in the Pledge of Allegiance.

### II. Roll Call

Mr. Kastor asked for roll call to be taken.  
Mr. Kastor, here; Mr. Pitts, Here; Mr. Bixler, here.

### III. Minutes

Mr. Kastor asked for a motion to approve the minutes from the October 18, 2021, meeting.  
Mr. Pitts made the motion and Mr. Bixler seconded.  
**Roll Call:** Mr. Pitts, Yes; Mr. Bixler, Yes; Mr. Kastor, Yes.

### IV. Chairperson's Welcome and Explanation of Public Hearing & Public Meeting

Mr. Kastor welcomed everyone to the meeting. He said it will be held in two (2) parts. First will be the Public Hearing, where the Board will hear from the applicant. Then they will switch to the Public Meeting, where the Board will decide the fate of the application.  
Mrs. Gladwell Swore in everyone that signed in.

### V. Reading of the Request

**APPLICATION #BA2021-28** A conditional use permit was requested by Hoty Builders, LLC on behalf of Nelson OH Land Holdings, LLC for the property located at 6703 Milan Road (PPN: 32-01662.000). The conditional use permit requested is to allow for a Recreational

Vehicle Resort. Appendix E of the Zoning Resolution requires a Conditional Use Permit for an RV Park located within a "C-2" / General Commercial District.

## **VI. Staff Review**

Ms. Byington stated that the application was submitted by Todd Hart with Hoty Builders, LLC on behalf of Nelson OH Land Holdings, LLC. Current zoning is "C-2" / General Commercial District. RV Parks are listed under Appendix E of the Zoning Resolution as a conditional use in a Commercial District. You seen a much similar proposal back in 2019 a conditional use permit was approved for, a few parcels involved with that application, moving to the south. This parcel was listed on that application. The proposed development is for a RV Park, and the requested use is that the applicant proposes to build a 280-site recreational vehicle resort, some of which are cabins. The property consists of about 49 acres, the subject parcel along with the north south and east are all zoned general commercial, and the parcel to the west is zoned agricultural. Surrounding and approximate land uses include Kalahari, there is a church, residential, agricultural, and commercial and construction equipment retail shop. State route 250 is mixed use, the site is shown for commercial on the future land use map and the comprehensive plan. Site plan is similar to the one submitted in 2019. This plan consists of 280 sites 10 being cabins 122 back in sites and 148 pull through sites. The previous plan consisted of 218 total sites, with 14 of them being cabins, so this is a little denser. The plan proposed is a club house, pool and playground, a maintenance building, and two comfort stations along with a 1-acre pond proposed at the northwest site corner of the site. Parking will be available at each site. They are also proposing landscaping for screening on all 4 sides. Proposing a 9ft tall mound along St. Rt. 250, the mound along 250 is permitted by our resolution to be 3ft in height. So, if they would like to move forward with a 9ft mound, that would require a variance to be approved. Further ODOT will need to approve the drive and may require a traffic study/traffic signal. If ODOT does require this, it would be at the owner's expense. As you see in the staff report all requirements in section 9.2 have been addressed. Which include items such as access to utilities. This application has been reviewed from the perspective of the Zoning Resolution's standards as noted above. In this regard it is noted that the planning staff recommends the approval of this conditional use permit with the following conditions. The applicant will work with the Fire Department to determine location for fire hydrants around the property. RV trailer parks or campgrounds shall comply with requirements of Ohio Administrative Code, Chapter 3701 promulgated by the Ohio Public Health Council in accordance with Chapter 3733 of the Ohio Revised Code, the applicant shall work with Community Development Staff to verify they meet all of the required conditions.

Kula Lynch – Hoty Builders- I apologize Todd was the person supposed to be here today, but he was ill, so I am here. As Angie mentioned we had submitted for this project back in 2019, and it was 3 different parcels. An affiliate of Hoty Enterprises owns the property directly across from Kalahari where the traffic signal and gas station is and just to the north of that there is a parcel owned by Chris Wector and the Morrow family and Nelson OH Holdings. What we had originally done was taken the back so many feet off the road and

cut across those three parcels and get a conditional use permit, with the idea that the RV park was going to sit way far back off the road, kind of along the fence line. Then 2020 happened and Covid, and the project hit a stall because RVC was hit pretty hard being in the hospitality industry. Coming back in early 2021 and showed interest in the project again, but at that point the director and the morrows interest had changed due to some business and personal reasons. So, their property was no longer in the mix, our property across from Kalahari is too small, I think we have about 30ish acres available, and it just didn't make enough sense for them to develop on that small of acreage. So, we went to Mr. Nelson, and he was very excited about having the project totally encompassed on his property. Again, we submitted this plan as a maximized plan, I think it will be a little less than this. We just wanted to show mass capability. I just wanted to give an example, this is a 280 site on just under 49 acres, if you think about Kalahari across the street they have 890 rooms on just over 76 acres. So, when I look at this site and developing on 250, to take 49 acres off the book from a development standpoint and limit it to 280 individuals at one time, I think that's a pretty good land use. Just to address a couple things, I don't know why they decided on the 9ft for the mounding, but I do know they wanted to be off of 250, because they want privacy for their residents. If they needed to come back and get a variance for that they can, I think one thing we have also told them is that ODOT requires fencing along 250 and I think their thought too was if they do the mounding, they wouldn't have to do the fencing. The pond is part of the drainage and doing some engineering this site drains better than our site. We have been in contact with ODOT we are going to be required to do a traffic study. Our intention is to not put a light in unless ODOT requires it, because the actual daily traffic is not such that something that warrants a traffic signal, but we are pretty sure just in generalized speaking that they will require a deceleration lane, I think there is already a left-hand turning lane going into the development.

Mr. Kastor stated it looks dense.

Mrs. Hoty-Lynch stated that yeah, I think they just wanted to show max capacity verse what will actually be being built.

Mr. Bixler stated that back in 2019 when we approved it, I was under the impression it was a high end. Is it still going to remain that.

Mrs. Hoty-Lynch stated yes, it is the same company, it is called RVC outdoors, you can look them up online. RV is not a mobile home park, its not a campground, average stay is multiple days. I will say obviously with Kalahari across the street and them buying Kalahari's property, Kalahari has bedded them, quite extensively because they are worried about competition, but I think they have realized it will really complement their business there, especially the convention center because they feel that families when they travel, they can't service everybody when they have the big conventions.

Mr. Kastor asked if it was seasonal

**Mrs. Hoty-Lynch** state that their season kind of goes with our tourist season, April to probably October. Their stuff is a lot of the times people passing through.

**Mr. Kastor** stated that Mr. Gast that is not present had questions about the wastewater sewer. Would these have a means that each RV could put the wastewater directly in or is there a tank where they would go pump out to a central location.

**Mrs. Hoty-Lynch** stated she didn't know if they do a dump station or how that waste is disposed of, ill must ask that question because I really don't know.

**Mr. Bixler** asked if there are any objections to the stipulations that were listed.

**Mrs. Hoty-Lunch** stated that she didn't have any objections, she thinks the client might have some questions about the mounding because for them they are thinking of privacy, and noise. Just like any other kind of luxury accommodation, but I can explain to them they can always request a variance.

**Mr. Dave Speer**, I own the property across the street, I would assume by ODOT when you go through the traffic study, they will put a light in.

**Mrs. Hoty-Lynch** stated if ODOT requires a light we will do it, I've never seen them require a light, I've seen them recommend it.

**Mr. Dave Speer** stated that he wanted to compliment on the RV park.

**Mr. Pitts** asked if there was a tentative timeline going forward.

**Mrs. Hoty-Lynch** stated as soon as possible, I think their plan is to hit the ground running as long as we can get through all the county approvals, we were kind of waiting for this before finishing the engineering on this. The plan is hopefully shoveling ground in 2022 shooting for a 2023 opening.

**Mr. Kastor** asked if there is a name.

**Mrs. Hoty-Lynch** stated their name is RVC outdoors, I don't think they necessarily name each campground something different, it'd just be their branding. As they are nationwide, and they have done one park in between.

**Mr. Kastor** stated that his observation about it looking dense wasn't a bad thing, this is just how these things are, I've see them in Florida in the Key where there isn't 1 sq in that isn't being used.

## **VII. Close Public Hearing/Open Public Meeting**

Mr. Kastor asked for a motion to close the public hearing and open the public meeting.

Mr. Bixler motioned to close the public hearing. Mr. Pitts seconded. Mr. Bixler, Yes; Mr. Pitts, Yes; Mr. Kastor, Yes.

**VIII. Discussion from Board**

Mr. Pitts stated that I think its time, good use. No objections.

Mr. Bixler motioned to approve Application #BA2021-28 with the conditions listed, Mr. Pitts seconded. Mr. Bixler, Yes; Mr. Pitts, Yes; Mr. Kastor, Yes.

**IX. Old Business**

**X. New Business**

**XI. Adjournment**

Mr. Kastor asked for a motion for adjournment.

Mr. Pitts made the motion and Mr. Bixler seconded. Roll Call: Mr. Pitts; yes, Mr. Bixler; Yes, Mr. Kastor; Yes.