

**SWANCREEK TOWNSHIP BOARD OF ZONING APPEALS**  
**10-17-19**

**Record of Proceedings - MINUTES**

Meeting was called to order at 6:30 p.m. by David Smith, Vice Chairman

Mr. Smith led in the Pledge of Allegiance.

Board members present: David Smith-Vice Chairman, Renee Walker, Gregg Winseman, & Robert Beckwith, Absent-Jeremy Gillen

Employees: Tiffany Ford Administrative Assistant

Visitors: See Sign in Sheet

**New Business:**

**Jon Addis, 10110 Yawberg Road, Grand Rapids, Ohio 43522 - Conditional Use Request : Change from mining and quarries to a conditional use status for light manufacturing.**

**Jon Addis, 10110 Yawberg Road, Grand Rapids, Ohio 43522, was sworn in to testify and stated his case:**

Jon Addis explained that he is wanting to purchase 4750 CO RD 5, Delta Ohio 43515 contingent on the approval of this conditional use request for his current business Area 419 Firearms LLC. David Smith asked Mr. Addis about testing of the firearms on the property. Jon Addis said that testing of small firearms and long-range rifles would take place from time to time during regular business hours, occasionally on the weekends and that they would put in all the safety requirements necessary. Mr. Addis explained that anyone outside of 100 yards would not be able to hear the gun range and will be shooting from the front of the property to the back of the property about 800 yards.

Renee Walker asked about how many people would be shooting. Mr. Addis said that only one person would be shooting at a time. Mrs. Walker also asked about the current landscaping. Mr. Addis explained that he would like to let the pond fill up more, grade the property, and plant evergreens for privacy.

Robert Beckwith asked about the care of the company's waste disposal. Mr. Addis explained that everything is recycled, the vegetable based cutting fluid is recycled in Bowling Green Ohio and the metal waste is taken in for scrap.

David Smith asked the board if they had any further questions for Mr. Addis, Hearing None.

**Justin Watson, 1871 CO RD E, Swanton, Ohio 43558 Sworn in to testify:**

Mr. Watson told the board that he works for the company as the Director of Operations and currently lives in Swancreek Township. Mr. Watson showed the board a prepared PowerPoint presentation of a brief history of the company, how they receive supplies, send merchandise and why they are looking to purchase new property. Mr. Watson also showed the board a video of the current company's layout. Mr. Watson stated that they have already talked with the Fulton County Health Department and that even with growth the CO RD 5 property's septic system will be able to meet their needs.

Renee Walker asked if there are plans to ever live on the property. Mr. Addis answered No. Mrs. Walker asked about fencing the Northside of the property. Mr. Addis said that they had thought of fencing the Northside of the Property.

David Smith asked the board if they had any further questions for Mr. Watson, Hearing None.

**Mike Murry, 216 E Linfoot, Wauseon, Ohio Sworn in to testify:**

Spoke on behalf of Jon Addis and Area 419 Firearms LLC, and stated that the business would not use dump trucks and would eliminate truck noise. David Smith asked the board if they had any further questions for Mr. Murry, Hearing None.

Spoke on behalf of Jon Addis and Area 419 Firearms LLC, and stated that the business would not use dump trucks and would eliminate truck noise. David Smith asked the board if they had any further questions for Mr. Murry, Hearing None.

**Jon Elling, 4595 CO RD 3, Delta, Ohio 43515 Sworn in to testify:**

Spoke on behalf of Jon Addis. Mr. Elling stated that he has no concerns with safety with Area 419 Firearms LLC and thinks that they will improve the current look of the property.

**Linda Friend, 4623 CO RD E, Swanton, Ohio 43558 Sworn in to testify:**

Mrs. Friend asked where the building would go, what the plans for the pond is and shooting range. Jon Addis used the PowerPoint picture of the property to show where the building will go, and said that they will be letting the pond fill back up. Mrs. Friend gave her support for the request.

David Smith asked for any more public support for the Conditional Use Request, Hearing None.

David Smith asked for any public opposition for the Conditional Use Request,

**Ron Rouleau, 4784 CO RD 5, Delta, Ohio 43515 Sworn in to testify:**

Mr. Rouleau lives right next to the current property in questioned. Mr. Rouleau expressed his concerned for the market value of his house, would like to know where the water is going to come from, and having a manufacturing in a residential. Mr. Rouleau is worried about how the property is currently being used and cared for.

Renee Walker asked about the water use. Jon Addis stated that their water use is comparable to a five-person family homes usage, the machines are not being cooled by new water. Machines uses 2 gallons of water a day.

David Smith asked Mr. Rouleau if he thinks this would benefit the property. Mr. Rouleau stated that he was made promises by the current owner and is hesitant on anyone buying the property. Mr. Rouleau expressed multiple concerns he has with the current property.

**Amy Rouleau, 4784 CO RD 5, Delta, Ohio 43515 Sworn in to testify:**

Mrs. Rouleau is concerned that allowing manufacturing in a residential is going to set a precedent in Swancreek Township and what would happen in Mr. Addis decides to sell the property. Mrs. Rouleau expressed multiple concerns he has with the current property.

David Smith read from the property card from the Fulton County Auditors showing the property being zoned commercially. Gregg Winseman explained that the current owners went to court to be approved to have a mining operation because they said it was a business before zoning was passed in that section of the Township.

David Smith asked for any public opposition for the Conditional Use Request, Hearing None.

**The board reviewed the standards and voted as follows:**

**Standards Set Described in Article 100-21.5**

1. Location, size and character as it relates to the development of the surrounding neighborhood and regulations of applicable zoning district.

**VOTE: Applicable**

ROLL: Full Board Agreed

2. Impact on vehicular and pedestrian traffic.

**VOTE: No Effect**

- ROLL: Full Board Agreed
4. Location, height, nature of buildings and other structures as they relate to appropriate development and use of adjacent lands and buildings and how the proposed use affects values of other lands.  
**VOTE: Positive Effect**  
 ROLL: Full Board Agreed
  5. Whether the proposed use will be harmonious with the physical and economic aspects of the adjacent property.  
**VOTE: No Effect**  
 ROLL: Full Board Agreed
  6. The necessity of the proposed use for public convenience at this location.  
**VOTE: N/A**  
 ROLL: Full Board Agreed.
  7. Will the proposed use protect the public health, safety, and welfare?  
**VOTE: N/A**  
 ROLL: Full Board Agreed
  8. The effect the proposed use will have on the value of other property in the area in which it is to be located.  
**VOTE: Positive Effect**  
 ROLL: Full Board Agreed

David Smith made a motion to go into executive Session, 2<sup>nd</sup> by Renee Walker.  
 ROLL CALL: David Smith-yes, Gregg Winseman-yes, Renee Walker-yes, Robert Beckwith-yes

David Smith made a motion the Swancreek Township Board of Zoning Appeals grant a conditional use at the property 4750 county road 5, Delta, Ohio parcel number 24-046372-00.000 upon purchase from Lisa M. and Tom J. Wylie for light manufacturing while owned by GSP Holdings LLC leased to Area 419 firearms LLC as owned by Jon Addis upon the approval of Fulton County Planning Commission and the Fulton County Health Department. 2<sup>nd</sup> by Robert Beckwith  
 ROLL CALL: David Smith-yes, Gregg Winseman-yes, Renee Walker-yes, Robert Beckwith-yes

Application for conditional use submitted by Mike Treadway & Desiree Staifer has been withdrawn.

Minutes will be approved at set dates and times at Minute Approval Meetings. Board will meet October 24<sup>th</sup>, 2019 at 6:30 p.m. to approve these minutes.

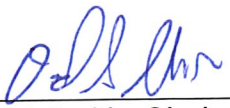
Gregg Winseman nominated David Smith to be Chairman, 2<sup>nd</sup> by Renee Walker  
 ROLL CALL: David Smith-yes, Gregg Winseman-yes, Renee Walker-yes, Robert Beckwith-yes

Gregg Winseman nominated Renee Walker to be Vice Chairman, 2<sup>nd</sup> by David Smith  
 ROLL CALL: David Smith-yes, Gregg Winseman-yes, Renee Walker-yes, Robert Beckwith-yes

Gregg Winseman made a motion that meetings will be the third Thursday of every month if new business, 2<sup>nd</sup> by David Smith

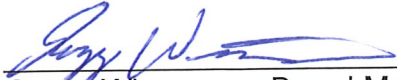
Gregg Winseman motioned to adjourn the meeting, 2<sup>nd</sup> by Renee Walker - So Moved.

Meeting adjourned at 8:29 p.m.



David Smith, Chairman

Renee Walker, Vice Chairman



Gregg Winseman, Board Member



Robert Beckwith, Board Member

Jeremy Gillen, Board Member

Alternate Board Member