

Greenfield Board of Zoning Appeals
April 20, 2010

President, Digby Terry, called the Greenfield Board of Zoning Appeals meeting to order. Members present:

Digby Terry
Mike Terry
Leo Davis
Duane Knecht

Absent: Paulette Richardson

Also present:

Joan Fitzwater, Zoning Administrator
Terri Sharrer, Secretary
Gregg Morelock, Legal Counsel

Roll call was taken. Ms. Paulette Richardson was absent.

First on the agenda was the approval of the March 16th, 2010 minutes. A motion was made by Leo Davis and seconded by Duane Knecht for approval. The vote was unanimous for approval.

There was no old business before the board.

In new business, BZA 2010-02 came before the board. Mr. Terry read the request into the record. 810 N. Broadway, Greenfield Central School Corporation requests conditional use approval to provide a Public Education Facility with a new main entrance, a revised access configuration, new parking lots, ticket booths, pedestrian walkways and site lighting approximately 64 acres, zoned "A" Residence. Mr. Knecht stated that after consulting with Mr. Morelock, he excused himself from the discussion and vote since he is the diving coach at Greenfield Central High School. Ms. Fitzwater read the staff report along with showing the project plans on the large wall screen. Mr. Dan Strahl, attorney for Greenfield Central School District, came before the board. In attendance with Mr. Strahl was Dr. Linda Gellert, Superintendent, Mr. Steve Bryant, GCHS Principal, Mr. Bill Redman, Transportation Director, and Matt Mayo, Architect. Mr. Strahl stated the school has worked with the city and traffic safety people to come up with an agreement and plan for the extension off of the entrance drive off of Park Avenue. He referred to a letter from the city listing items the school needed to complete. A traffic light will be installed at the in and out and at the left turn lane which will be a mirror image of the one at Park Avenue where you turn off of Broadway. The parking lot this entrance leads to will be used for staff parking and visitors – they do not anticipate any student drop off there. It will open up to the main entrance of the high school near the principal's office so that visitors can come in during the day without walking through the whole school. The traffic safety committee requested turn lane pavement markings on Broadway. The entrance to Cougar Drive along Potts Ditch has been re-designed with the traffic safety committee's input also. Some people in the neighborhood were concerned about the drainage from the parking lot on the north side along Cougar Drive, east of Franklin Street. There will be underground storage to catch the drainage. The parking there will be used to help eliminate the parking on Franklin Road during ball games which will increase safety in that area. He stated an item he did not hear Ms. Fitzwater mention is the two small ticket booths proposed to be used during the football games. They will be north of the school. The bus access drive off Broadway (south of Park Av) was originally planned for buses to come in and go out of the parking lot. The original intention was to put a drive through the trees shown on the plan next to the parking lot (in front of Main entry to parking lot to the north of Park Av) but it was determined it would kill the existing trees. The school opted to not come out of that approach and to use the Park Avenue approach instead to get in and out of the parking lot. He stated the city wanted a landscape plan in that area but since students will come in and out of there, the school would like to keep that area open. The principal's office is also there and he would like to keep a direct line of sight to that intersection.

Digby Terry asked the question how many total parking spaces the school has but the answer was not known. Mike Terry asked what is used to determine the amount of new parking. Matt Mayo, architect, came forward. He stated that parking needs were based on stadium capacities, events such as graduation, multiple sporting events occurring at the same time, and many other events held at the school. By general planning standards, there is really not enough parking. Leo Davis asked about the picture of the light fixture in the staff report. Mr. Mayo said the drawing is a modeling of the actual fixtures that have been proposed. It shows a photo ripple effect and is within .5 foot candles. The illustration shows how the lights are being contained so there is no light beyond the property of the school. The white or gray area is looking down on it from above showing the actual light reflecting the 360 degrees of the light

itself. It is a photo metric illustration of the lighting being proposed. It shows a ripple effect, similar to dropping a rock in a pond, showing where the intensity of the light reaches. These lights restrict horizontal foot candles to .5 or less. Digby Terry asked about the lighting on the pool building. Mr. Mayol stated that they will be wall lights that point straight down and are used for security and safety reasons. Mike Terry asked about the landscape plan on Franklin. He stated the proposed switch grass will not provide screening unless it is left all year long. Mr. Mayol stated they tried to spec plants that are hardy to the area. Mr. Terry stated that he doesn't think switch grass is appropriate in that setting and suggested they look at something more opaque. After a short discussion, Mr. Mayol said they will reconsider the type of plant. No other questions from the board.

Ms. Janis Iacona appeared before the board. She lives on Franklin Court which is just south of the school. She said she has been working with Ms. Fitzwater on the lighting issues she has. She stated that at the last meeting she attended, she told the board when the baseball lights are on, the street lights on Franklin Court do not come on except the one at the very end of the street. She was told then that it would be taken care of, but it wasn't. Ms. Fitzwater said she would like to propose that the school do light meter tests to make sure that when the lights are on, they are not projecting more than 0.50 foot candles at the property line. She also stated she spoke to Power and Light to ask if they can check if the photo electric cells are on the north side of the poles which would catch the field lights. If they are on the north side, they could move them to the south side of the light pole. Ms. Iacona stated that she was assured at the last meeting that testing would be done due to their street lights were not coming on when the football and baseball lights were on. The testing was never done in the past. Ms. Iacona said that she is concerned new lights will add to an already existing problem. She stated that she was told that it was too dark on the field during the football games so they turn the lights on the baseball field for safety reasons. Mr. Morelock asked the question are the street lights affected only when the football and baseball lights are both on. Ms. Iacona said it is also happening now when only the baseball lights are on. Mr. Morelock said the proposed lighting won't affect her because it is going to be added half a mile down the road to the north of the school. She mentioned the soy bean farmer across the street. She believes he has a problem with the lights because of his crops and they are turned off on Franklin Drive along the baseball field because of that. Digby Terry asked if this was or should be just a school issue. Mr. Morelock stated that one of the conditions for the approval of those lights was there would not be spillage of more than 0.50 foot candles. He stated that her complaint is that she is not sure whether the spillage is over that amount but it is still affecting the street lights. He said we need to know from the school if they can measure it and give a map similar to the one in the staff report showing how the baseball lights affect the street lights. We also need to have Power and Light see if the photo electric cells can be adjusted. Digby Terry said he would like to add as condition #4 that testing be done on the lights. Mr. Morelock stated that Ms. Iacona's concern is that there was a condition before but there was no photo metric plan then.

Ms. Iacona stated that her neighbors want to know what is going on with the cabling on the drive on the south side of the school. Mr. Mayol stated that a contractor put some conduit in the ground – there are no wires in it right now – they are not sure why this happened but if any lights were to be proposed at the south end, they would be back in front of the BZA with another proposal. They are not part of the project being proposed this evening. Ms. Fitzwater stated that there are no lights proposed for the drive that comes off of Seventh Street and goes behind the school. She said Mr. Rawlings told her the contractor put that cabling in without authorization. They would be burying those for potential future use. The school knows that they do not have approval for any type of lights there.

Ms. Mary Hoss appeared before the board. She stated she had two concerns. Her driveway makes a cross street with the drive that comes out on the south side of the building. The new drive that goes into the roundabout the busses use has been blocked off since it was put in. It is her understanding the approach of the way the busses come in will change and they will come in off of Broadway and go through the roundabout. Mr. Strahl answered that the busses will come down Broadway and use that drive. Ms. Hoss wanted confirmation that it will be one way and not two way and it was confirmed yes. Her second concern was Potts Ditch. She stated because it is the drainage for all the housing back there. Mr. Morelock stated that the school is not proposing to do anything to Potts Ditch.

Ms. Fitzwater said she would like to make a suggestion that condition #2 be revised to include evergreen plantings to ensure consistent screening along Franklin Street. There being no other questions or comments, Leo Davis made a motion to approve the petition with the four conditions and Mike Terry seconded the motion. Upon voting, Digby Terry, Mike Terry and Leo Davis voted yes. Motion approved.

The four conditions are:

1. Lighting, along the entry drives and the parking lots light shall be 15' in height, shall be down lit in nature and shall restrict horizontal foot candles at the property line to 0.50.

2. The landscape plan submitted for the parking lot at the intersection of Franklin Street and Cougar Drive shall be amended with additional evergreen shrubs in lieu of the proposed switch grass in order to provide a solid year round screen for headlights in the parking lot along Franklin Street prior to the issuance of an improvement location permit.
3. The site shall be developed in compliance with the recommendations of the Traffic Safety Committee in a letter dated February 17, 2010 and attached herewith as Exhibit #4.
4. A light spillage study for the entire perimeter of the school property shall be conducted with particular attention paid to the south side of the school area. No spillage greater than 0.50 horizontal foot candles will be accepted.

There being no further business to come before the Board, a motion to adjourn was made by Mike Terry and seconded by Leo Davis. Meeting adjourned.

Respectfully submitted,
Terri Sharrer
Secretary