

**BOARD OF ZONING APPEALS AGENDA
MINUTES OF MEETING
October 21, 2019**

MEMBERS PRESENT: Carl Zani, Scott Zwiezinski, Richard Mickley, Barbara Taylor, Jason Moore, Mary Lou Ranney (Arrived 7:05), Eric Moulton

OTHERS PRESENT: Zoning Administrator-Ron Todd, Engineering Clerk-Amanda Dunnavant

CITIZENS PRESENT: Emily Bernahl, Robert Hammond, Tom Stephens, Doug Olson

MEETING CALLED TO ORDER: The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes from September 16, 2019 were approved as submitted.

SWEARING IN OF APPLICANTS

AGENDA ITEMS:

- 1. To hear a variance request to permit additional square footage for an accessory structure vs the required zoning requirements located in the codified ordinance Chapter 1137.35, for property located at 111 E. 8th St. Filed by Amy Yothers, Owner.**

Comments of Zoning Inspector and/or City Planner: Ron Todd stated per Chapter 1139.20, the applicant is requesting to increase the square footage of an accessory structure from 250 sq. feet (per code) to 512' sq. feet. The applicant was originally going to install a pole barn/garage but with the alley and future easement the city may request. The city is in agreement with the additional square footage.

Comments of Requester: Amy Yothers presented the application to the Board. Ms. Yothers stated she needs the extra storage for wood and tools. The structure will be 16x32. It will be built on site and meets county specs. The Board ask questions of their concerns.

Comments of Citizens:

Discussion by BZA Members: Mr. Moore moved to approve the variance, Question put, stood:

Mr. Zwiezinski YES; Mr. Moore YES; Ms. Taylor YES; Ms. Ranney YES
Mr. Zani YES; Mr. Moulton YES; Ms. Mickley YES;

The variance was approved 7-0.

- 2. To hear a variance request to permit new additional identification signage for a commercial building vs the required zoning requirements located in the codified ordinance Chapter 1137.26, for property located at 1081 Lydia Drive. Filed by Robert S. Hammond, Representative**

Comments of Zoning Inspector and/or City Planner: Ron Todd stated the applicant is requesting a variance to add two additional identification signage (1-wall (east side facing) & 1 monument (entrance)). One permitted identification signage is already facing south towards Delaware Avenue.

Comments of Requester: Robert Hammond presented the application to the Board. Mr. Hammond stated he believes having the monument sign will help direct people into the entrance and will help light the entrance up at night as well. Mr. Moulton asked about lighting. Mr. Hammond stated it will be an LED sign. Mr. Hammond showed the location of the monument sign. The Board has concerns on the size of the sign located on the east side. The Board would like for the applicant to work with city staff in regards to the size of the sign to make sure it fits appropriately.

Comments of Citizens:

Discussion by BZA Members: Mr. Mickley moved to approve the variance, Question put, stood:

Mr. Zwiezinski YES; Mr. Moore YES; Ms. Taylor YES; Ms. Ranney YES
Mr. Zani YES; Mr. Moulton YES; Ms. Mickley YES;

The variance was approved 7-0.

- 3. To hear a variance request to permit new additional identification signage for a new commercial building vs the required zoning requirements located in the codified ordinance Chapter 1137.32, for property located at 1329 E. 5th St. Filed by Mike Mackinnon, Contract Purchaser.**

Comments of Zoning Inspector and/or City Planner: Ron Todd stated the applicant is requesting a variance to add one additional identification signage (1-wall). One permitted identification monument signage is approved per plans.

Comments of Requester: Tim Ryan presented the application to the Board. The Board ask question of their concerns. The sign is the same design that is currently on the existing building.

Comments of Citizens:

Discussion by BZA Members: Mr. Moulton moved to approve the variance, Question put, stood:

Mr. Zwiezinski YES; Mr. Moore YES; Ms. Taylor YES; Ms. Ranney YES
Mr. Zani YES; Mr. Moulton YES; Ms. Mickley YES;

The variance was approved 7-0.

4. To hear a variance request to permit a new front setback for a new commercial building vs the required zoning requirements located in the codified ordinance Chapter 1137.26 & 1144, for property located at Parcel Number: 2900160030000. File by Emily Bernahl, Representative

Comments of Zoning Inspector and/or City Planner: Ron Todd stated the applicant is requesting a variance for a new front setback of 235' from the established 40'. The existing development on Square Drive has been developed and the city is in agreement with the applicant for the new setback.

Comments of Requester: Emily Bernahl presented the application to the Board. Ms. Bernahl went over the site plan. Ms. Bernahl discussed Texas Roadhouse's background and their marketing. Ms. Bernahl stated visibility is very important.

Comments of Citizens:

Discussion by BZA Members: Mr. Moore moved to approve the variance, Question put, stood:

Mr. Zwieszinski YES; Mr. Moore YES; Ms. Taylor YES; Ms. Ranney YES
Mr. Zani YES; Mr. Moulton YES; Ms. Mickley YES;

The variance was approved 7-0.

5. To hear a conditional use request to permit a "Specialty Beverage Facility" for the required zoning requirements located in the codified ordinance Chapter 1137.35, for property located at 222 E. 8th St. Filed by Doug Olson, Owner.

Comments of Zoning Inspector and/or City Planner: Ron Todd stated the applicant is requesting a conditional use "Specialty Beverage Facility." As always, with conditional use request, take into your deliberation the viability and character of the surrounding community.

Comments of Requester: Doug Olson presented the application to the Board. Mr. Olson went over the history of the buildings he owns and updated. Mr. Olson stated they would be making the beer onsite. Mr. Olson stated he would like to bring this building back to life. Mr. Olson talked about the site plan. The Board ask questions of their concerns.

Comments of Citizens:

Discussion by BZA Members: Ms. Taylor moved to approve the conditional use, Question put, stood:

Mr. Zwieszinski YES; Mr. Moore YES; Ms. Taylor YES; Ms. Ranney YES
Mr. Zani YES; Mr. Moulton YES; Ms. Mickley YES;

The conditional use was approved 7-0.

Administrative Discussion:

ADJOURNMENT: The meeting was adjourned at 7:54 p.m.