

BOARD OF ZONING APPEALS

March 14, 2022

The meeting was called to order at 5:30 p.m. by Chairperson Niki Decker. Board members present were Scott Anderson, Niki Decker, Nathan Duricek, Brian Elmer, and Megan Wolfinger (5). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Duricek moved to approve the minutes of the February 14, 2022 meeting as written. Seconded by Mr. Elmer. Ayes: (5). Nays: (0).

Ms. Decker administered an oath to those that would be speaking at the meeting.

APPLICATION 08-22 – Fort Meigs Wellness and Behavioral Health LLC is requesting a zoning variance in order to install a sign. The property is located at 975 Commerce Drive and is zoned C-4 (Highway Commercial).

NOTE: *Chapter 1250.33(a) Permanent Signage*

C-4 Zoning District:
Maximum Height: 10'
Maximum Size: 72 Square Feet
Location: 10' Setback
Quantity: 1 per Street Frontage

1. The applicant is requesting a variance to install a freestanding sign with a setback of three (3) feet.

Recommendation:

1. No recommendation provided.

Mr. Grodi reviewed Application 08-22. The applicant was not present. Mr. Anderson confirmed that the sign has already been installed, and Mr. Grodi added that it is a completely new sign. Mr. Elmer noted that there are not any visibility issues with the sign, and Mr. Grodi said that neighboring comments had not been received. Ms. Decker confirmed that the setback of the sign is the reason for this variance request. There were no further questions or concerns from the Board, nor the public.

Mr. Duricek moved to approve Application 08-22 as submitted, and finding C, D, E, and G of Chapter 1275.02(c)(3) to be true. Seconded by Ms. Decker. Ayes: (5). Nays: (0).

APPLICATION 09-22 – 27386 Carronade LLC is requesting a zoning variance in order to install a parking lot. The property is located at 27386 Carronade Drive and is zoned C-3 (Community Shopping).

NOTE: *Chapter 1230.02(g) Provisions Governing Interpretation and Application of Yard Requirements*
Accessory Uses; Off-Street Parking; Material Storage in Front Yard.

No accessory use or structure, off-street parking facility or material or equipment storage shall be located in the required front yard without the approval of the Board of Zoning Appeals.

1. The applicant is requesting a variance to install a parking lot in the front yard of the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, C, D, and E of Chapter 1275.02(c)(3). The property owners will be improving the current parking lot that exists in the front yard.

Mr. Grodi reviewed Application 09-22. Ron Kahle, MKIEZI Investments, was present on behalf of the application, and added that they will be bringing the site up to code with regards to the parking lot and landscaping. The Board agreed that the site improvements look great. There were no further questions or concerns from the Board, nor the public.

Ms. Decker moved to approve Application 09-22 as submitted, and finding A, C, D, and E of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Anderson. Ayes: (5). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 5:38 p.m.

Respectfully submitted,

Heather Alfaro