

BOARD OF ZONING APPEALS

March 8, 2021

The meeting was called to order at 5:30 p.m. by Chairperson Rob Vela. Board members present were Niki Decker, Brian Elmer, and Rob Vela (3). Nathan Duricek and Megan Wolfinger (2) were absent. Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the February 8, 2021 meeting as written. Seconded by Mr. Elmer. Ayes: (3). Nays: (0).

Mr. Vela administered an oath to those that would be speaking at the meeting.

APPLICATION 07-21 (Tabled) – Michels Corporation is requesting a zoning variance to install a fence. The property is located at 26933 Eckel Road and is zoned I-2 (General Industrial).

NOTE: Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:

	Location & Maximum Height								
Zoning District	Front Yard			Side Yard			Rear Yard		
	4'	6'	8'	4'	6'	8'	4'	6'	8'
I1	P	Z	*	P	Z	*	P	P	Z
I2	P	Z	*	P	P	Z	P	P	Z

1. The applicant is requesting a zoning variance to install an eight (8) foot fence in the rear of the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Chapter 1275.02(c)(3). The property owners want to use the property for outdoor storage. Outdoor storage is a Special Approval Use with one of the requirements being that the property owner must install an eight (8) foot fence along abutting residential properties. Without the variance the business would not be able to use this land.

Mr. Grodi reviewed Application 07-21 (Tabled). Mr. Vela moved to un-table Application 07-21. Seconded by Ms. Decker. Ayes: (3). Nays: (0). Jim Luther, Facilities Manager with Michels Corporation was available via the AT Teleconference System. Neighboring property owner, Curt Smith, 1346 Seneca Creek Court, stated that he lives directly behind Michels Corporation, and asked why the fence is needed. Mr. Vela confirmed that Michels Corporation will have long-term outdoor storage, and Mr. Grodi added that the new business has to come into compliance with this existing property. Mr. Grodi confirmed that the current empty field will not be affected with the proposed fence, and Ms. Decker added that the fence will be chain-link with slats. Lee Noward, 664 Little Creek, brought pictures to show the Board from the rear of his property that abuts up to Michels Corporation. Mr. Grodi confirmed that an eight (8) foot fence is the maximum allowed by Code, and Mr. Vela asked if there's a process to take the fence height to

City Council. Mr. Grodi stated that that process would entail a change to the Code. Mr. Smith said that he would like there to be an ordinance that would allow the fence to be taller than eight (8) feet. Susan Ruffing, 681 Little Creek, and Kory Johnson, 668 Little Creek were also in attendance. Jeff Lam, 1313 Seneca Creek Court, asked if there could be anything done about the exterior lights being on past 11pm. There were no further questions or concerns from the Board, nor the public.

Ms. Decker moved to approve Application 07-21, and finding A, D, E, and F of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Vela. Ayes: (3). Nays: (0).

There being no further business, the meeting adjourned at 5:41 p.m.

Respectfully submitted,

Heather Alfaro