

Agenda
Board of Zoning Appeals

Published: February 4, 2026
To: Board of Zoning Appeals
From: Mark Easterling, Deputy Planning & Zoning Administrator
Re: **Items for the February 9, 2026 Meeting**

1. Call to Order - 6:00 PM
2. Roll Call
3. Election of Chairperson
4. Election of Vice-Chairperson
5. Approval of December 8, 2025 Meeting Minutes
6. Administer Oath
7. Zoning Permit Obligation
8. New Business

APPLICATION 01-26

TROY HALBACH, ON BEHALF OF MICHELS CORPORATION, IS REQUESTING A ZONING VARIANCE TO CONSTRUCT 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:

I-2 ZONING:

4' MAXIMUM IN FRONT YARD

6' MAXIMUM IN SIDE YARD

6' MAXIMUM IN REAR YARD (8' WITH BZA APPROVAL)

THE APPLICANT IS REQUESTING A VARIANCE TO CONSTRUCT A EIGHT (8) FOOT FENCE IN THE REAR YARD OF THE PROPERTY.

Recommendation:

The Deputy Administrator recommends approval of the variance request, having found that the application meets criteria for variances A, C, D, and F of Chapter 1275.02(c)(3).

The applicant will be requesting a Special Approval Use from the Planning Commission at a future date, and this approval will be required for the application to move forward. The requested increase in fence height to eight (8) feet constitutes a reasonable and appropriate buffering measure between the industrial use and the adjacent residential properties, consistent with the screening requirements for special approval uses that include outdoor storage. Located along the rear property lines and intended to enclose a heavy equipment storage yard, the additional height will reduce visual impacts, enhance privacy, provide modest noise attenuation, and improve overall site security and safety. Furthermore, the increased fence height is necessary to facilitate the special approval use and allow the applicant to utilize an otherwise unoccupied portion of the property. Chapter 1235.03(bb)(1) specifically requires a solid wall or earthen berm at least eight (8) feet in height where such uses abut residential, office, or commercial districts and along areas visible from public streets, with construction standards intended to ensure a durable and visually unobtrusive appearance.

9. Other Business

10. Adjournment

The next meeting is scheduled for March 9, 2026 at 6:00 PM in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media