

**BOARD OF ZONING APPEALS
MINUTES OF MEETING
February 22, 2022**

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

MEMBERS PRESENT: Richard Mickley, Jason Moore, Eric Moulton, Barbara Taylor, Carl Zani

OTHERS PRESENT: Don Haight, Sarah Gold, Frank Petruziello, Mike Casale, Andrew Gardner, Todd Rennard, Justin Cromwell, Christian Salvito, Katie Crocco, Emily Celek, Anthony Monartis, Kathy Young, Stephanie Van Bourgondien, Ron Todd

APPROVAL OF THE MINUTES: The minutes from the January 18, 2022 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

NEW BUSINESS:

- 1. To hear a variance request to permit an additional signage allotment for a new commercial building vs the required zoning requirements located in the codified ordinance Chapter 1129.20, for property located at Parcel #2900230291300 (Coleman's Crossing) Filed by Don Haight, Representative.**

Mr. Cromwell presented the application that was tabled from the previous meeting. Mr. Cromwell was concerned for the safety of drivers looking for the entrance to his business.

Motion: Mr. Mickley

VOTE: Mr. Moore **YES**; Mr. Moulton **YES**; Ms. Taylor **YES**; Mr. Zani **YES**;
Mr. Mickley **YES**

Approved 5 - 0

- 2. To hear a variance request to permit an alternative energy solar panel installation on the front pitch facade of a single family residential dwelling vs the required zoning requirements located in the codified ordinance Chapter 1139.06, for property located at 1767 Damos Way, Filed by Suntuity Electric, LLC, Agent.**

****This application has been withdrawn****

- 3. To hear a variance request to permit an alternative energy solar panel installation on the front pitch facade of a single family residential dwelling vs the required zoning requirements located in the codified ordinance Chapter 1139.06, for property located at 2152 Canter Street, Filed by American Dream Solar, Agent.**

Mr. Salvito presented the application to the board. The applicant requested seventeen solar panels on the back and sides of the roof of the home. Ms. Crocco stated that current homebuyers are not concerned with the look of solar panels. The applicant must get Home Owners Association approval.

Motion: Mr. Moulton

VOTE: Ms. Taylor **YES**; Mr. Zani **YES**; Mr. Mickley **YES**; Mr. Moore **YES**;
Mr. Moulton **YES**

Approved 5 - 0

- 4. To hear a variance request to permit an alternative energy solar panel installation on the front pitch facade of an existing commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1139.06, for property located at 406 West 5th Street, Filed by Chapel Electric Company, LLC, Agent.**

Mr. Rennard presented the application to the board. JP Morgan Chase Bank is installing solar panels at numerous locations throughout Ohio. This property is a corner lot; the solar panels would be visible from the right-of-way no matter where you install them.

Motion: Mr. Moulton

VOTE: Ms. Taylor **YES**; Mr. Zani **YES**; Mr. Mickley **YES**; Mr. Moore **YES**;
Mr. Moulton **YES**

Approved 5 - 0

- 5. To hear a variance request to permit an interior landscaping reduction for a new commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1125.06, for property located at 800 Delaware Avenue, Filed by Skilken Gold Real Estate Development, Representative.**

Ms. Gold presented the application to the board. The interior landscape requirement is six percent; the applicant requested five point three percent. They will be adding additional landscape around the perimeter to make up the difference.

Motion: Mr. Mickley

VOTE: Mr. Zani **YES**; Mr. Mickley **YES**; Mr. Moore **YES**; Mr. Moulton **YES**;
Ms. Taylor **YES**

Approved 5 - 0

- 6. To hear a variance request to permit a front setback reduction for a new commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1121.11, for property located at 800 Delaware Avenue, Filed by Skilken Gold Real Estate Development, Representative.**

Ms. Gold presented the application to the board. The proposed building location may need to adjust slightly based on the outcome of the traffic study. The adjustment would be within a few feet of the current plans. The variance is approved with the condition that the City Engineer can adjust the building location based on his review.

Motion: Mr. Mickley

VOTE: Mr. Mickley **YES**; Mr. Moore **YES**; Mr. Moulton **YES**; Ms Taylor **YES**;
Mr. Zani **YES**

Approved with conditions 5 - 0

- 7. To hear a variance request to permit a new frontage fence location for a new commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1121.11, for property located at 800 Delaware Avenue, Filed by Skilken Gold Real Estate Development, Representative.**

Ms. Gold presented the application to the board. The applicant requested a fenced in patio on the front of the building. The patio will be connected to the building and allow outside seating. The City Engineer can adjust the dimensions of the patio and fence if needed.

Motion: Mr. Mickley

VOTE: Mr. Mickley **YES**; Mr. Moore **YES**; Mr. Moulton **YES**; Ms Taylor **YES**;
Mr. Zani **YES**

Approved 5 - 0

- 8. To hear a variance request to permit an additional signage allotment for a new commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1129 & 1133, for property located at 800 Delaware Avenue, Filed by Skilken Gold Real Estate Development, Representative.**

Ms. Gold presented the application to the board. They are permitted two signs; one on each street frontage. The applicant has already reduced the amount of signs compared to other locations; a monument sign and signage on the canopy. The applicant requested additional signage above each entrance.

Motion: Mr. Moulton

VOTE: Mr. Moore **YES**; Mr. Moulton **YES**; Ms. Taylor **YES**; Mr. Zani **YES**;
Mr. Mickley **YES**

Approved 5 - 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT: The meeting was adjourned at 8:27 p.m.