

**BOARD OF ZONING APPEALS  
MINUTES OF MEETING  
April 18, 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, Scott Zwiezinski

**OTHERS PRESENT:** David Phillips, Mary Milliken, Mark Patel, Nishal Patel, Christian Salvito, Brady Monroe, Stephanie Van Bourgondien, Ron Todd

**APPROVAL OF THE MINUTES:** The minutes from the February 22, 2022 meeting were approved as presented.

**CITIZEN COMMENTS:**

**REPORT OF ADMINISTRATION:**

**NEW BUSINESS:**

- 1. To hear a variance request to permit a residential private swimming pool on the side area of a residential dwelling vs the required zoning requirements located in the codified ordinance Chapter 1123.03, for property located at 985 Walker Woods Lane, Filed by Craig Shearer, Representative.**

Mr. Phillips presented the application to the Board. The pool house will match the same materials on the home. City staff requested a privacy fence be installed however, the Home Owners Association will not allow privacy fences. The home owner agreed to add privacy landscaping along the fence line.

**Motion:** Mr. Zwiezinski

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

**Approved 6 - 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 165 Saddlebred Circle, Filed by American Dream Solar, Agent.**

Mr. Salvito presented the application to the Board. The applicant has already received Home Owner Association approval. The home owner requested to add two additional solar panels on the front pitch of the façade.

**Motion:** Mr. Mickley

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

**Approved 6 – 0**

- 3. To hear a variance request to permit a rear setback reduction for a new commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1121.15, for property located at 1001 Lydia Drive, Filed by Mary Milliken, Representative.**

Ms. Milliken presented the next three applications to the Board. The City's engineering department has verified that there will be no issues with the setback reduction. The applicant had previously submitted the same variance for a different developer three years ago before the zoning code changed.

**Motion:** Mr. Zwiezinski

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

**Approved 6 - 0**

- 4. 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 1129.20, for property located at 1001 Lydia Drive, Filed by Mary Milliken, Representative.**

This property is on a corner lot, they are permitted one identification sign per street frontage. Their permitted signs are the monument sign and the wall sign facing west; the request is for a wall sign facing State Route 33. Mr. Zani questioned the need for the monument sign and wall sign facing west. Ms. Milliken explained this is the hotel's marketing request.

**Motion:** Ms. Taylor

**VOTE:** Ms. Taylor **YES**; Mr. Zani **NO**; Mr. Zwiezinski **YES**; Mr. Mickley **YES**;  
Mr. Moore **YES**; Mr. Moulton **YES**

**Approved 5 – 1**

Mr. Zani voted 'NO' because there is already enough advertising; a third sign is not needed.

**\*\*This agenda item was added by majority voice vote per the Rules and Procedure number nine\*\***

- 5. To hear a variance request to permit an additional square foot signage allotment for a new commercial monument sign structure vs the required zoning requirements located in the codified ordinance Chapter 1129, for property located at 1001 Lydia Drive, Filed by Mary Milliken, Representative.**

The applicant requested almost thirty-three square feet monument sign compared to twenty square feet allowed by code. This is the smallest prefabricated sign the brand has. Mr. Mickley suggested removing the extra space and making a rectangle. The hotel brand will not allow a rectangle, it will be a custom ordered smaller square.

**Motion:** Mr. Mickley

**VOTE:** Mr. Zwiezinski **YES**; Mr. Mickley **NO**; Mr. Moore **YES**; Mr. Moulton **YES**; Ms. Taylor **NO**; Mr. Zani **NO**

**Disapproved 3- 3**

Mr. Mickley voted 'NO' because he thinks they can fit their signage within the code requirements. Ms. Taylor voted 'NO' because the sign can be reconfigured to fit within code. Mr. Zani voted 'NO' because the sign can fit within the code requirements

- 6. 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 1129.20, for property located at 1050 Coleman's Crossing Blvd., Filed by Brady Monroe, Agent.**

Mr. Monroe presented the application to the Board. The applicant requested an additional monument sign to have better visibility along Industrial Parkway; their permitted sign is a wall sign on the front of the building.

**Motion:** Mr. Moore

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

**Approved 6 - 0**

**DISCUSSION ITEMS:** Mr. Todd explained that there will be some training opportunities for Board members later this year.

**COMMENTS OF INDIVIDUAL BOARD MEMBERS:**

**ADJOURNMENT:** The meeting was adjourned at 7:55 p.m.