

**BOARD OF ZONING APPEALS  
MINUTES OF MEETING  
June 20, 2022**

**TIME IN:** The meeting was called to order at 7:00 p.m.

**MEMBERS PRESENT:** Richard Mickley, Jason Moore, Eric Moulton, Mary Lou Ranney, Carl Zani, Scott Zwiezinski

**OTHERS PRESENT:** Kathy Young, Catherin Cunningham, Scott Marjen, Sharron Sills, Jason Goodwin, Jason Hall, Stephanie Van Bourgondien, Ron Todd

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

**CITIZEN COMMENTS:**

**REPORT OF ADMINISTRATION:**

**NEW BUSINESS:**

**1. To hear a variance request to permit front setback parking for an existing parcel renovation vs the required zoning requirements located in the codified ordinance Chapter 1121.11, for property located at 300 E. 4th St., Filed by Rick Crago, Agent.**

Mr. Hall presented the application to the board. The only reason to request a variance is because there is an existing building on the property. The building will be used as administrative offices for Leon's Garage. Mr. Moulton questioned the need for a crosswalk; the applicant will work with city staff on the location.

**Motion to approve:** Mr. Zwiezinski

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

**Approved 6 - 0**

**2. To hear a variance request to permit a second drive-thru menu board for a new commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1129.16, for property located at 1305 W. 5th St., Filed by McDonald's Sharon Sills, Owner.**

Ms. Cunningham and Ms. Sills presented the application to the board. This is a common variance request as many drive thru restaurants are utilizing two drive thru lanes. City staff is looking to change the current zoning code to accommodate this issue.

**Motion to approve:** Mr. Mickley

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

**Approved 6 – 0**

**3. To hear a variance request to permit additional exterior identification signage and to increase square footage for sign face areas for a new commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1129.20, for property located at 1305 W. 5th St., Filed by McDonald's Sharon Sills, Owner.**

Ms. Cunningham and Ms. Sills presented the application to the board. The applicant would like the monument sign on Fifth Street and an identification sign on the west elevation to be the permitted signage; they are requesting 2 additional identification signs. The 'M' logo would be on three sides of the building; North, west and east. Mr. Zani questioned the need for the sign on the north; it faces the cemetery. Ms. Cunningham stated the 'M' logo on the storefront is a McDonald's requirement. The applicant is willing to give up the monument sign and use the storefront (north) side sign as one of the permitted signs. Ms. Sills amended the variance request to have the north and west elevation signs to be the permitted signs and the variance request for the east side elevation.

**Motion to approve:** Mr. Moulton

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

**Approved 6 - 0**

**4. To hear a variance request to permit a reduction of parking spaces per unit for a new residential multi-family development vs the required zoning requirements located in the codified ordinance Chapter 1127.12, for property located at 1095 W. 5th St., Filed by Vision Development, Inc - Scott Morgan, Representative.**

Mr. Morgan presented the application to the board. The applicant requested a reduction in parking spaces to allow for more green space. The reduction is one point nine spaces per unit compared to two units per unit; the garage units are not factored into this calculation.

**Motion to approve:** Mr. Zwiezinski

**VOTE:** Mr. Moulton **YES**; Ms. Ranney **YES**; Mr. Zani **YES**; Mr. Zwiezinski **YES**;

Mr. Mickley **YES**; Mr. Moore **YES**  
**Approved 6 - 0**

**5. To hear a variance request to permit additional exterior identification signage and to increase square footage for sign face areas for a new commercial structure vs the required zoning requirements located in the codified ordinance Chapter 1129.20, for property located at 750 Coleman's Crossing, Filed by Goodwin Services, Representative.**

Mr. Goodwin presented the application to the board. Two different companies are sharing one retail space. The applicant chose the 'Polaris' and 'service' sign as the permitted signage; two additional identification signs are requested. Mr. Zani doesn't think the 'Indian' logo will be recognizable. The board will vote on the quantity of additional signs and the size of the signs separately.

**Motion to approve the quantity of additional signs:** Mr. Zani

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

**NOT approved 4 – 2**

\*Mr. Zani does not believe the addition identification sign is necessary per code 1129.20

\*Mr. Zwiezinski feels the request is excessive signage

\*Mr. Mickley thinks per code 1129.20 the additional signage is not necessary

\*Mr. Moulton said the request does not meet code 1129.20

Since the variance of additional signage did not pass the applicant will discuss next steps with the owners.

**DISCUSSION ITEMS:** When board members vote on variances and appeals if someone votes 'no' they need to reference the zoning code as to why. If you vote 'yes' each person will need state why they said 'yes'.

After the last BZA meeting that was canceled due to lack of board members, staff reviewed with the chair and vice-chair the Rules and Procedure. The sixth item discusses absences of the board members. Members need to call before noon on the day of the meeting (emergencies excluded) to let staff know if they can't make it. Mr. Mickley expressed the need to explain 'unexcused' absences; he suggested the board vote at the next meeting whether it's excused. Mr. Zani doesn't really see the difference in excused versus unexcused when someone has missed three consecutive meetings; the BZA chair can declare the seat vacant.

**COMMENTS OF INDIVIDUAL BOARD MEMBERS:**

**ADJOURNMENT:** The meeting was adjourned at 8:49 p.m.