

**BOARD OF ZONING APPEALS
MINUTES OF MEETING
December 12, 2022**

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

MEMBERS PRESENT: Richard Mickley, Jason Moore, Eric Moulton, Barbara Taylor, Scott Zwiezinski

OTHERS PRESENT: Chris Winkle, Kathy Young, Jayna Jansen, Matt Perkins, Jose Banaag, Stephanie Van Bourgondien, Zach Andrews

APPROVAL OF THE MINUTES: The minutes from the November 21, 2022 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear a variance request to permit the installation of solar panels on the front-facing roof pitch vs. the requirements of Section 1139.07 (d) (2) B. *Roof mounted solar panels shall not be installed on the front pitch facade without the issuance of a variance by the Board of Zoning Appeals*, for commercial property located at 398 Damascus Road. Filed by Eco House Solar, applicant.

Mr. Perkins presented the application to the board. The applicant would like to have solar panels installed on the front pitch facade of the building. The applicant has also applied for the REAP Grant, Rural Energy of America Program, for an additional tax credit.

Motion to approve: Mr. Mickley

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

Approved 5 - 0

2. To hear a variance request to permit the construction of a commercial building further from the right-of-way and/or easement line vs. the requirements of Section 1133.10 (b) (2): *Build-To-Line. To promote quality streets, buildings shall be located at the build-to-lines along public roadway frontages. Build-to-lines shall refer to the associated front yard setbacks as stated in each applicable zoning district.* Filed by Guider Winkle Partners, Inc., agent.

Mr. Winkle presented the application to the board. This will be a drive thru and walk up coffee shop. There are two large easements along the frontage of this corner property. The applicant has worked with city staff on the building location; the city has no plan to extend utilities within this easement. This variance is contingent upon Design Review Board approval.

Motion to approve: Mr. Zwiezinski

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

Approved 5 - 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT: The meeting was adjourned at 7:27 p.m.