

**BOARD OF ZONING APPEALS
MINUTES OF MEETING
September 18, 2023**

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

MEMBERS PRESENT: Richard Mlckley, Eric Moulton, Adam Parker, Barbara Taylor, Scott Zwiezinski

OTHERS PRESENT: Jack Reynolds, Kathy Young, Bob Goins, Mary Nunley, Thomas Sells, Stephanie Van Bourgondien, Zach Andrews

APPROVAL OF THE MINUTES: The minutes from the August 21, 2023 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

OLD BUSINESS:

1. 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 1493 Mill Park Drive. Filed by Mary Nunley of Freedom Forever, Agent.

Ms. Nunley presented the application to the board. The application would like to install twenty-six roof mounted solar panels with some being of the front pitch facade.

Motion: Ms. Taylor

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

APPROVED 5 - 0

There was no representative present for the next three agenda items; it is the same applicant for all three applications. The board voted to table the items until the next meeting.

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 1496 Asher Ct. Filed by Chandler Daniels of Blue Raven Solar, Agent.

TABLED

NEW BUSINESS:

1. 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 1545 Claudia Lane. Filed by Chandler Daniels of Blue Raven Solar, Agent.

TABLED

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 504 Stolte Drive. Filed by Chandler Daniels of Blue Raven Solar, Agent.

TABLED

3. To permit the installation of a parking lot between the building and the street right-of-way vs. the requirements of Section 1121.15. For a commercial property located on parcel #2900210010000 on Square Drive in the Regional Mixed-Use zoning district. Filed by Jack Reynolds, Smith and Hale, LLC - Agent.

Mr. Reynolds presented this application and the next application to the board. The applicant worked with the City Engineer to come up with the best site plan for traffic circulation. After several revisions, the best solution places the building closer to Square Drive which puts the building past the build-to-line and the parking spaces in front of the building.

Motion: Mr. Zwiezinski

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

APPROVED 5 - 0

4. To permit the construction of the principal structure beyond the front build-to-line vs. the requirements of Section 1130.10 (b) (2). For a commercial property located on parcel #2900210010000 on Square Drive in the Regional Mixed-Use zoning district. Filed by Jack Reynolds, Smith and Hale, LLC - Agent.

Motion: Mr. Zwiezinski

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

APPROVED 5 - 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT: The meeting was adjourned at 7:42 p.m.