



BOARD OF ADJUSTMENTS MEETING

March 25, 2015

The Board of Adjustment meeting was called to order by Chairperson, Hal Metzger at 7:30 p.m. with the pledge of allegiance.

Present: Hal Metzger Christie Henson
 Kevin Barbian Lou Vogelpohl
Also: Mayor Rachford Carol Hofstetter, Zoning Admin

ELECTION OF OFFICERS:

The Board unanimously voted to accept Hal Metzger as Chairperson, Louis Vogelpohl as Vice-Chair and Kevin Barbian as Secretary.

OPENING OF PUBLIC HEARING:

Chairperson Hal Metzger opened the Public Hearing.

BOA#2015-05 – 8255 Tollgate Road/Kremer Apts, LLC – An application requesting:

- A six foot (6') variance from the ten foot (10') rear yard setback for parking required by the Zoning Regulations.
- A four foot (4') variance from the forty foot (40') front yard setback for a structure required by the Zoning Regulations.
- An irregular variance from the ten foot (10') wide screening area required by the Zoning Regulations and the applicant additionally requests the Board to recognize the existing natural buffer that will remain.

Rick Carr, Engineer for Kremer Apartments, presented the case on behalf of Wayne Kremer of Kremer Apartments. Various questions arose from the Board.

Discussion continued among the Board so the engineer could point out specific areas on the submitted plans when discussed.

Dave Krebs, an adjoining property owner, had concerns as it relates to Mr. Kremer's removal of two of Mr. Krebs' trees as well as drainage. Mr. Krebs noted a storm water inlet on Mr. Kremer's property that runs along the surface of Mr. Krebs' property for a short distance, then back into the ground and across the road. He stated his concern with additional erosion and oil from vehicles entering his property through a pipe that was not approved by SD#1.

Discussion continued and included options of moving the proposed parking away from Mr. Krebs' property as well as modifying the rear wall and setback to accommodate the removal of parking spots from the side.

Chairman, Hal Metzger closed the public hearing.

MOTION: Christie Henson made a motion to approve the four foot (4') front setback for the building as it is not detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity, seconded by Kevin Barbian. All in favor, the motion passed 4-0-0.

Due to discussion which included revisions of the plan that affect both of the other setback requests, no additional motions were made.

APPROVAL OF MINUTES:

MOTION: Kevin Barbian made a motion to approve the minutes of June 18, 2014, seconded by Louis Vogelwohl. All in favor, the motion passed 4-0-0.

OLD BUSINESS:

Louis Vogelwohl asked if there were additional videos available for review to attain the required training.

The Zoning Administrator, Carol Hofstetter, said she will attempt to gather additional videos.

ADJOURNMENT:

MOTION: Christie Henson made a motion to adjourn, seconded by Louis Vogelwohl. All in favor, the motion passed 4-0-0.

Attested to and submitted by:



Karen Barto, City Clerk/Treasurer



Hal Metzger, Chair

Date: 2-1-18

Date: 2-28-18