

**MINUTES**  
**Board of Zoning Appeals Meeting**  
**October 26, 2020**

The public meeting was called to order at 6:00 p.m. at the EMS Building located at 320 Baker Rd.

Members present were: Chairman David Subler, Lester Kueterman, John Wagaman, and Billie Platfoot. Mike Darnell was absent. Also, in attendance was Village Administrator Michael Busse. Guests included Todd Dammeyer and Dave Kerr representing Midmark Corporation. Tom, Judy, and Matt Pierron representing The Herb Pantry were also present.

A motion to approve the agenda was made by John Wagaman, seconded by Lester Kueterman. Vote: All yeas.

A motion to approve the minutes from the October 5, 2020 meeting was made by Billie Platfoot, seconded by Lester Kueterman. Vote: all yeas.

The Board was presented with BZA Case No. 20-08, Mr. Busse reviewed the following statement of facts for the Board and explained what the zoning standards are affecting the property.

**Busse: Midmark Corporation wishes to reconstruct a hotel facility on their property located at 21 West Main Street, Versailles, Ohio. These properties were previously occupied by a restaurant, hotel, and a hardware store. The hotel was irreparably damaged by a fire and was torn down due to the extensive damage to the structure. The hardware store and restaurant have also been torn down to make way for this new project. Midmark Corporation has submitted a site plan for the proposed reconstruction of the hotel, restaurant, and event center to be constructed on this property. The items to be considered before the Board of Zoning Appeals are the following:**

- 1. A conditional use to operate a hotel under the current zoning of B-2. (Section 408c C2, D4,5)**
- 2. A variance to the onsite parking requirements to allow for the construction and operation of a hotel, restaurant, and event center. (Section 908 D23.)**
  - A. 51 off-street spaces provided. (3 HC – 2 EV charging spaces)**
  - B. Required 140 on-site parking spaces**

**(assuming full capacity for hotel, restaurant, and event center)**
- 3. Consideration of an on-premise wall mounted sign encroachment into the N. Center Street R/W at Main Street.**
- 4. Consideration of stairs, canopy, and landing encroachments into the N. Center Street R/W at the N. E. corner of the building.**
- 5. Consideration of waiving the onsite storm water detention requirements for this project.**

**(No additional impervious surfaces created due to this project).**

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**6. Planning Commission and Council will also consider approval of the encroachments and a request for a replat of the involved properties.**

The Board discussed in detail each of the items that were presented.

Concerning item number one, the conditional use application, the Board had no concerns about granting the conditional use to operate a hotel, restaurant, and event center combination at this location.

Concerning item number two, a variance request to allow for a reduced number of on-site parking spaces. It was noted in discussion that the required number of parking spaces would be 140 spaces assuming full capacity of the hotel, restaurant, and event center.

Todd Dammeyer, representing Midmark Corporation stated that in addition to the 51 off-street parking spaces planned to be provided by the project, Midmark also had additional parking available at their public/private parking lot at the corner of W. Main St. and West Street. Mr. Dammeyer also indicated that because this planned facility will be heavily used for corporate events and guests, Midmark would be, where possible, shuttling guests from off-site facilities to and from the hotel facility. Mr. Dammeyer stated that prior to the fire the previous hotel located at this site did not cause parking issues in the area.

Concerning item number three, consideration of an on-premise wall-mounted sign encroachment into the N. Center St. R/W, Dave Kerr indicated that the bottom of this proposed sign would be approximately 18 feet above ground level. Mr. Busse stated to the Board that he had no concerns about this sign due to the fact that it would be well above any pedestrian or vehicle traffic and it would not create any line-of-sight issues at the intersection.

Concerning item number four, consideration of the encroachment into the N. Center St. R/W, it was discussed that the proposed steps, landing, and canopy would still allow for a little over 6 ½ feet of concrete and brick sidewalk area. It was noted the Village standard for minimum sidewalk width is 5 feet. The Board discussed the fact that this encroachment would cause pedestrian traffic to not only walk on the concrete portion of the sidewalk but also walk on the brick portion of the sidewalk. The board discussed whether or not the brick portion would cause any issues for pedestrian traffic due to the potential for the surface of the bricks to be somewhat uneven. Although the Board did not have any specific issues with the proposed encroachment, they did discuss at length the fact that the encroachment would require the bricks to be utilized as sidewalk area for pedestrian traffic.

Concerning item number five, Mr. Busse informed the Board the previous structures that were removed to allow for the new project had roughly the same impervious surface area as the new proposed hotel, restaurant, and event center. Mr. Busse said Village staff has reviewed the available storm sewer system in the area and is comfortable that the existing storm sewer will adequately handle the storm water discharged from the proposed project.

The Board inquired about the design for the wall at the west end of the project. It was noted that the proposed design would be constructed 14 inches from the east wall of the Herb Pantry. Tom Pierron,

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the owner of The Herb Pantry, inquired about the planned design for this wall. Mr. Pierron was concerned about the future maintenance of the east side of his building with only a 14-inch separation between the two buildings. Mr. Pierron also inquired if there was a requirement for a firewall separation between the two buildings. David Kerr representing Midmark stated that the west wall of the event center would in fact be fire rated. Mr. Kerr also stated that the current plan was to extend the wall above the event center to the eaves of the Herb Pantry building to allow the two buildings to be tied together as they were before the hardware store was torn down. This would allow for a weathertight area between the two buildings just as it was with the prior hardware store building.

Todd Dammeyer indicated that they are still working on a solution for the courtyard area in front of the event center. Mr. Dammeyer stated that they had discussed a freestanding brick wall extending up to the eaves of The Herb Pantry but that option would require additional supports.

Although the Board had no specific issues with any of the proposed conditional use or variance items, Board members felt that they needed more information about the specific design of the wall between the new construction and The Herb Pantry.

John Wagaman made a motion to table the conditional use and variance request until final plans for the west wall could be obtained and presented to the Board. Billie Platfoot seconded the motion. A vote followed with all members voting to table the requests. None opposed.

Mr. Busse stated that he would notify the Pierron family once the follow-up BZA meeting was scheduled to review this project.

With no further business to conduct, a motion to adjourn the meeting was made by Lester Kueterman, seconded by David Subler. Vote: all yeas.

Meeting was adjourned at 6:55 p.m.

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BZA Chairman

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Michael Busse, Secretary