

MINUTES
Board of Zoning Appeals Meeting
November 23, 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: Lester Kueterman, John Wagaman, Billie Platfoot and Mike Darnell. Chairman David Subler was absent. Also in attendance was Village Administrator Michael Busse. Guests included Todd Dammeyer representing Midmark Corporation. Tom and Judy Pierron representing The Herb Pantry were also present.

A motion to approve the agenda was made by Mike Darnell, seconded by Billie Platfoot. Vote: All yeas.

A motion to approve the minutes from the November 2, 2020 meeting was made by John Wagaman, seconded by Lester Kueterman. Vote: Lester Kueterman, John Wagaman, and Billie Platfoot voted to approve the minutes as submitted. Mike Darnell abstained.

A motion to approve the minutes from the November 9, 2020 meeting was made by Mike Darnell, seconded by John Wagaman. Vote: Lester Kueterman, John Wagaman, and Mike Darnell voted to approve the minutes as submitted. Billie Platfoot abstained.

Because Mr. Subler was absent, Mr. Busse officiated the meeting.

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.

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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).

Todd Dammeyer indicated that Midmark has agreed to power wash and paint the east wall of The Herb Pantry because they had exposed it as part of the demolition process. Mr. Dammeyer also indicated that this was a one-time act and that Midmark was not assuming any future maintenance for The Herb Pantry building.

The Board discussed in detail each of the items that were presented. Mr. Busse asked Mr. and Mrs. Pierron if they had any questions or concerns about the project. They indicated that they did not have any questions or concerns. After much discussion the Board decided to move forward with a formal review and vote on each individual item.

1. A conditional use to operate a hotel under the current zoning of B-2. (Section 408c C2, D4,5)

A motion was made by John Wagaman and seconded by Lester Kueterman to approve the conditional use as presented. A vote followed with all members voting for approval.

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.)

- 51 off-street spaces provided. (3 HC – 2 EV charging spaces)
- Required 140 on-site parking spaces

(assuming full capacity for hotel, restaurant, and event center)

A motion was made by Mike Darnell and seconded by Billie Platfoot to approve the variance as requested allowing a reduction to 51 on site parking spaces. It was noted during discussion that several parking lots are available within walking distance to the hotel, restaurant, and event center. A vote followed with all members voting for approval.

3. Consideration of an on-premise wall-mounted sign encroachment into the N. Center Street R/W at Main Street. A motion was made by Billie Platfoot and seconded by John Wagaman to approve the variance as requested. It was noted during discussion that the bottom of the sign would be a minimum of 18 feet above the sidewalk area. A vote followed with all members voting for approval.

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4. Consideration of stairs, canopy, and landing encroachments into the N. Center Street R/W at the N. E. corner of the building. A motion was made by Mike Darnell and seconded by Lester Kueterman to approve the variance as requested. It was noted during discussion that Mr. Busse and Mr. Wagaman were not excited about this particular encroachment, but felt it was workable due to a plan to have a minimum of 5 feet of concrete walk between the encroachment and the back of the curb. The Planning Commission and the Village Council will discuss the sidewalk design and approve a final sidewalk layout before it is constructed. A vote followed with all members voting for approval.
5. Consideration of waiving the onsite storm water detention requirements for this project. Mr. Busse noted that this was reviewed and that this project did not create any additional impervious surfaces due to the new construction. A motion was made by John Wagaman and seconded by Lester Kueterman to approve the variance to the storm water detention requirements due to no additional impervious areas being created. A vote followed with all members voting for approval.

Mr. Busse informed the Board members of a pending public hearing on Monday, December 7, 2020 to review BZA case No. 20-13 filed by Susan Ballinger representing Nature's Reflections for a 6' 6" privacy fence within the front yard setback area.

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

Meeting was adjourned at 6:42 p.m.

BZA Chairman

Michael Busse, Secretary