

**MINUTES**  
**Board of Zoning Appeals Meeting**  
**November 9, 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: Mike Darnell, Lester Kueterman, and John Wagaman. Chairman David Subler and Billie Platfoot were absent. Village Administrator Michael Busse was also in attendance. Guests in attendance included Todd Dammeyer and Dave Kerr representing Midmark Corporation; Tom, Judy, and Matt Pierron representing The Herb Pantry.

At the beginning of the meeting Village Administrator Busse stated that David Subler and Billie Platfoot were absent due to illness. Mr. Busse informed the Board members and guests that he would be presiding over the meeting and would also act as the recording officer.

Mr. Busse read the following statement for the attendees.

This BZA meeting is intended to be an informal meeting to discuss BZA case number 20-08. The goal of this meeting is to determine if any additional information is required to allow the BZA Board to take action at the scheduled November 23<sup>rd</sup> 6:00 PM BZA meeting. No action will be taken by the BZA Board at tonight's meeting.

Mr. Darnell made a motion to approve the Agenda. Mr. Wagaman seconded then motion with all members voting to approve.

The minutes of the November 2, 2020 meeting were not reviewed due to this being an informal meeting.

Mr. Busse opened up the meeting to the continued review and discussion of BZA Case No. 20-08, conditional use and variance applications filed by Midmark Corporation, for their property located at 21 West Main Street. The conditional use is being requested to construct and operate a hotel at this location. The proposed variances include an encroachment into the public right-of-way on N Center Street for an entrance ramp and steps, an encroachment into the public right-of-way on N Center Street at Main Street for an on-premise business sign, a request to allow a reduced number of on-site parking spaces, and a variance on the requirements for storm water detention.

Dave Kerr representing Midmark presented the revised proposal for the weathering in of The Herb Pantry wall. The current plan is to paint the entire Herb Pantry east wall. A wall would be extended above the roof of the event center to the roof of The Herb Pantry. In the courtyard of the event center, a gas fireplace will be installed 3 feet west of The Herb Pantry wall with an iron gate to prevent unauthorized access to the open area behind the fireplace.

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A lengthy discussion was held about the steps, landing, and awning encroachments into the public right-of-way on N. Center Street. Mr. Wagaman suggested that the brick paver area be narrowed in that area to allow for a greater area of concrete walk with less bricks. Mr. Busse agreed that it was a good suggestion. Mr. Busse will forward that suggestion to the Planning Commission for consideration.

A follow-up meeting was set for November 23<sup>rd</sup> 2020 at 6:00 PM. This meeting will be advertised with notices mailed out to parties of interest.

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

Meeting was adjourned at 6:50 p.m.

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BZA Chairman

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Michael Busse, Secretary