

MINUTES
Board of Zoning Appeals Meeting
December 7, 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 Susan Ballinger representing Nature's Reflections.

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

Susan Ballinger was sworn in to give testimony by Chairman Subler.

The Board was presented with BZA Case No. 20-13. Mr. Busse reviewed the following statement of facts for the Board and explained what the zoning standards are affecting the property.

MR. BUSSE: Susan Ballinger representing Nature's Reflections 329 Greenlawn Ave., is requesting a variance to allow for the reduction in the required front setback to install a 6 foot 6 inch tall vinyl fence 1 foot from the front (N. West Street) property line where Versailles Zoning Regulations limit the height of the front yard fence to 36 inches and requires a 2 foot setback as regulated by section 509 of the Versailles Zoning Code. (Page 64)

Lester Kueterman voiced concerns about the proposed fence creating sight distance issues from the alley to the sidewalk. Mr. Busse stated that although sight distance is a primary consideration for these types of variances, he had no concerns about this particular variance request, and felt the fence was back far enough from the alley for good visibility. After some discussion a motion was made by Lester Kueterman and seconded by David Subler to approve the variance as requested. A vote followed with all members voting to approve. None were opposed.

Mr. Busse informed the Board members of a pending public hearing for Fred Groff. Mr. Busse stated that this hearing has not yet been scheduled because he is waiting on a site plan from Mr. Groff.

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 6:20 p.m.

BZA Chairman

Michael Busse, Secretary