

MINUTES
Board of Zoning Appeals Meeting
July 1, 2019

The public hearing was called to order at 6:00 p.m.

Members present were: David Subler, Lester Kueterman, and John Wagaman. Ginger Magoto and Billie Platfoot were absent. Also in attendance was Village Administrator Rodd Hale.

A motion to approve the agenda was made by David Subler seconded by John Wagaman. Vote: All yeas.

A motion to approve the minutes from the February 5, 2018 meeting was made by Lester Kueterman, seconded by David Subler. Vote: all yeas.

The Board was presented with BZA Case No. 19-01, a Variance application filed by Russel Jay, 115 Greenlawn Ave. for permission through a variance to install a four (4) foot fence in a required front yard. Discussion was had regarding the safety due to possible blocking of vision from vehicles and it was determined safety would not be an issue due to the style of fence being installed. There were no concerns raised from those in attendance and after additional discussion of the application a motion was made by Lester Kueterman, seconded by John Wagaman, to approve the Variance request. Vote: all yeas.

The Board was then presented with BZA Case No. 19-02, a Conditional Use application filed by Steve Barhorst, 45 Maple Street, for permission to construct a warehouse on the 45 Maple Street property currently zoned B-2. The B-2 zoning requires a Conditional Use hearing prior to approval of a zoning permit. There were many in attendance with a few speaking regarding some questions and/or concerns.

Tina Alt, 629 E. Wood Street wanted to make sure the storm drainage was properly calculated for correct run off after the building was constructed. Ms. Alt stated she already has some drainage issues in her basement and does not want to compound the problem.

Bob Frey, 750 E. Main Street asked if sidewalks would need to be installed. Administrator Hale responded that all Village design and construction standards must be followed. Steve Barhorst stated he was already planning to concrete most of it so sidewalks should not be an issue.

Administrator Hale mentioned an email from Beth Weaver Watkins who is also concerned with drainage. Ms. Watkins is part owner of the East Wind farm just south of the Barhorst property.

BZA member, Lester Kueterman had concerns that Wood Street was not going to be constructed. After discussion it was determined that while it would be nice to have Wood Street constructed, it was not necessary at this time and the Village has no intentions of constructing the street.

Steve Barhorst stated he would only have a few trucks per week. Administrator Hale stated while he understood that Mr. Barhorst is planning only a couple trucks per week, approving the Conditional Use permit would allow for as many trucks as Mr. Barhorst wanted to use the facility.

Mark Seigel asked questions regarding the Middendorf property concerning if concrete or pavement could be placed on the lot under the current zoning. Administrator Hale expressed he felt it would be permitted. Tom Jokerst asked why discussion was taking place regarding property other than the Barhorst property.

After additional discussion regarding concerns with proper sight plan and building construction specifications, Steve Barhorst stated he would only have a few trucks per week. Administrator Hale pointed out that all Village of Versailles design criteria must be met before a zoning permit would be issued.

At that point a motion was made by Lester Kueterman, seconded by David Subler, to approve the Conditional Use request with no specific conditions required. Vote: all yeas.

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 adjourned 7:25 p.m.

BZA Chairman

Rodd Hale, Secretary