

BOARD OF ZONING APPEALS

MINUTES

April 6, 2021

Members Present: Michael O'Callaghan John Bruns
 Glenn Marsh Kenneth Prunier

City Staff Members John P. Applegate Denise Winemiller
Present:

Mayor O'Callaghan called the Board of Zoning Appeals meeting to order and attendance was taken.

Mayor O'Callaghan commented that they would need to amend the agenda for the meeting. He moved that the Board of Zoning Appeals meeting agenda be amended to allow renumbering/ordering of the originally presented legislation. Mr. Bruns seconded the motion. All concurred and the agenda was amended.

Mayor O'Callaghan noted that Mr. Guilliford was not present as he was attending a wedding in his family.

1. Mayor O'Callaghan asked if there were any corrections or additions to the minutes from the January 25, 2021 meeting. There were no comments or corrections so Mr. Bruns moved that the minutes be accepted as prepared. Mr. Marsh seconded the motion. All board members voted in favor of the motion. The minutes were accepted as prepared.

2. 21-03 Special Exception request for reduction in parking stall size, with spaces to be 9 feet by 18 feet instead of the 10 feet by 20 feet, in the Union Code 1153.01 for property located on Jackson Road.

Mr. Applegate said this was a request for a special exception for parking spaces for a property on Jackson Road. Mr. Applegate said attached to the

application was a document showing the property description and a diagram on the parking lot.

Mayor O'Callaghan said they had done the same thing for another industrial property at the January 2021 meeting and Mr. Marsh agreed saying a precedent had been set.

Mr. Marsh moved to grant the Special Exception request for reduction in parking stall sizes to be 9 feet by 18 feet for the property located on Jackson Road. Mayor O'Callaghan seconded the motion. All concurred and the motion was passed and the Special Exception was granted.

3. 21-04 Zoning variance request for Section 1145.12 (g) Height Regulations: No structure shall exceed 40 feet in height. Request is for construction of a three buildings with a maximum height of 46 feet for future development at a property located on Jackson Road.

Mr. Applegate said this variance request was for the height of buildings on Jackson Road. He said that other variances had been granted on building heights, to varying degrees. Mr. Applegate then asked if the representatives from Opus had any comments.

Mr. Brad Leimer from The Opus Group said there were three buildings and they would like the height of 45 feet for two of the buildings and 46 feet for the third building.

Mr. Bruns moved to grant the variance request on the height restrictions for three buildings on the property located Jackson Road. Mr. Marsh seconded the motion. All concurred and the motion was passed.

4. 21-05 Special Exception request from Covered Wagon, 607 North Main Street, for a reduction in the auto parking stall sizes, with some spaces to be 9 feet by 18 feet and others being the 10 feet by 20 feet as specified in the Union Code Section 1153.01.

Mr. Applegate said this special exception request was for changing some of the parking spaces from 10 x 20 feet to 9 x 18. Mr. Applegate said the staff has no problem with this request. He did ask one question which was since this is angled

parking and one side is 20 feet, what the length was of the other side, as it would be longer due to the angle and stick out into the parking traffic lane.

Mr. Bowden from Brown & Bills, explained the guide lines that they used from a publication called Architectural Graphic Standards but he didn't have an exact answer. They used a different angle of 70 degrees instead of 90 degrees. He explained how that would affect the length of the aisle and that is close to the code, at 23.9 or 23.8 and the code is 24 inches from the middle of the parking lane to the side.

After his explanation, the board of zoning appeals members had no problem with the design of the parking spaces and there were no additional questions.

Mr. Bruns moved to accept the Special Exception Request to allow some of the parking spaces to be 9 feet by 18 feet instead of the required 10 feet by 20 feet as detailed on their submitted plan. Mayor O'Callaghan seconded the motion. All concurred and the Special Exception Request was granted for the Covered Wagon business at 607 North Main Street.

4. Open Agenda

Mayor O'Callaghan said since they have granted special exceptions on parking spaces, was there a need to change their original regulations. Mr. Applegate said he had thought about it. The old standard for parking was 10 feet by 20 feet. Mr. Applegate said he felt it was best to keep it at that size because then they can determine each case individually. Possibly if they changed the standard to 9 x 18, in the future, developers would ask for even smaller size spaces.

Mr. Bruns asked if the same thing would apply to the height requirements in the Light-Industrial regulations. Mr. Applegate said yes. He said whether the building could be 40 feet to 110 feet tall depends. Every circumstance is different. He said he would rather keep the height regulations and maintain more control, and decide on a case by case basis. He added they can always revisit this issue at a later time.

5. Mayor O'Callaghan moved that the Board of Zoning Appeals meeting be adjourned. Mr. Bruns seconded the motion. All concurred and the meeting was adjourned.

