

BOARD OF ZONING APPEALS - Minutes of January 28, 2020

7:00 pm ★ Municipal Complex (687 Decatur) *Courtroom* ★ Vermilion, Ohio

Roll Call: Bob Voltz, Dave Chrulski, Guy LeBlanc, Dan Phillips

Attendees: Bill DiFucci, Building Inspector; Steve Holovacs, Council Rep., Guest: Mayor Forthofer

NOTE: OFFICIAL ACTION REQUIRES 3 AFFIRMATIVE VOTES, See COV 1264.02(b); Therefore, *Motions will be stated in the positive (e.g., To Grant... / To Waive... / To Determine...); and a member=s >Yes= vote means Agree and a >No= vote means Disagree.

Gwen Fisher, Certified Municipal Clerk called the January 28, 2020 meeting to order.

G. Fisher entertained a motion to appoint a Chairman for the year 2020:

D. Chrulski MOVED; G. LeBlanc seconded to appoint Dan Phillips as Chairman for 2020. Vote 4 YEAS. **MOTION CARRIED.**

D. Phillips MOVED; G. LeBlanc seconded to appoint Bob Voltz as Vice Chairman for 2020. Vote 4 YEAS. **MOTION CARRIED.**

APPROVAL OF MINUTES:

G. LeBlanc MOVED; B. Voltz seconded to approve the meeting minutes of December 3, 2019. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

An *Oath* of truthfulness was administered to those in attendance who planned to speak during these proceedings. *Dan Phillips* described how meetings are conducted, explained the avenue of recourse available when a variance request or appeal might be denied, and gave a reminder that it takes 3 affirmative votes for an action (motion*) to pass.

NEW BUSINESS:

[R-4] Church of God of Prophecy (Jeff Baker) 1183 Douglas Street (Allow Side Yd Placement/Shed)

D. Phillips MOVED; G. LeBlanc seconded to table this application as the applicant was not present. Vote 4 YEAS. **MOTION CARRIED.**

[B-3] 640 Sunnyside; Applicant: Anthony Plas (Max Height & Sq. Footage for Pole Barn/Drive/Flr)

Applicable City code section(s) cited:

1272.11(c) max height = 15'; proposed = 20; variance request of 5'

1272.11 (e) max square feet = 768; proposed = 1500; variance request of 732 sq. ft.

Anthony Plas of 640 Sunnyside Road was present to explain that he is building a pole barn (30'x50') with height of 20'; concrete drive and floor. He recently purchased this property from

Ken Cassell. The board discussed the area where the pole barn would be erected and determined enough acreage. It was conveyed by A. Plas that all property owners were notified and there were no objections to his variance requests.

B. Voltz MOVED; D. Phillips seconded to approve both variances as listed above. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

Adjournment:

D. Phillips adjourned the meeting after no further business was entertained.

2018 MEETINGS:

4th Tuesday monthly (except December) - *Next: February 25, 2020 @ 7:00pm*
Municipal Complex Courtroom, 687 Decatur, Vermilion
Gwen Fisher, Certified Municipal Clerk