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Board of Zoning Appeals Meeting Tuesday, July 28, 2020

BZA Mtg #2020 - 4 - ~~DRAFT~~

APPROVED
2-16-2021

This Zoom conference call meeting was opened by City Administrator Allyson Murray as the moderator, as we are continuing to operate under the Corona Virus COVID-19 emergency procedure, and using the policy of announcing your name and contact information when entering the meeting. Calling the meeting to order at 7:00pm, Chairman Dan Soviar reminded Members and audience to announce their name before speaking or making a motion. That being said, he began with roll call of those present by phone:

Members present by phone: Kevin Brown, *absent*
Larry Shaw
Kevin Weaks
Howard Zibbel, *absent*
Dan Soviar, Chairman

Staff present by phone: Mark Zuchowski, Zoning Inspector
Mayor Neil A. MacKinnon III
Kathy Shelt, Acting Clerk

2. Variance Request Zoning Permit ZP20-36 Swimming Pool Permit SP20-14 - Soviar called on variance representatives who were present by phone. **Doug and Lisa Rady, 327 Lorraine Place, Rossford, Ohio 43460** explained their request to move the pool 10 inches so as not to have wires overhead that are on the pole leading to the garage. Soviar confirmed statements as he had stopped at the residence. He asked for any additional comments/questions from the audience or Members. Hearing none he asked for a motion: *Shaw motioned to approve the variance; Weaks seconded; all approved; Motion carried.* Zuchowski stated he will email the approved permit when the fee is paid.

3. Appeal of Zoning Permit ZP20-33, request by Jerome Parker, Attorney representing Chase Bank, Crossroads Plaza, for a drive-thru ATM on the former Giant Eagle parking lot, 9910 Olde US20, Rossford, Ohio 43460. Parker explained that preparing for this appeal has been a laborious effort as there has been a difference of opinion with the Zoning Inspector. He continued to explain that 3 of the 4 points have been eliminated with the third option presentation sent before the meeting. He felt the revised plan would be to everyone's liking.

Zuchowski stated one issue remains; it is that an accessory structure cannot stand alone in any Rossford Zoning District. He added, the BZA has the authority to rule on this project; this request does not follow the rules. Zuchowski added that Giant Eagle should authorize this.

Mayor MacKinnon spoke in support of the project, stating the City of Rossford is in favor of this - it is in the middle of retail, not near residences, a \$80 million investor in property and business wants it, and it will help cleanup an unsightly building.

Soviar questioned why this did not go before the Planning Commission.

Shaw stated that it has a concrete pad and overhang; therefore it is a structure.

Parker stated the new option takes this out of the right of way.

Weaks stated arguments could be made either way whether it is a structure or not, but ultimately there will be an ATM in an empty parking lot. It is not the same as deciding whether a shed should be in a front yard; however, it could be approved, changing a parking lot that has been empty for over 3 years, that's the bigger problem. This could be referred to City Council.

MacKinnon said the owner will remove the structure that is there and clean up the parking lot.

Soviar asked for any additional comments/questions from the audience or Members. Hearing none, he asked for a motion. *Shaw motioned to approve the project as exhibited in the third option received before the meeting; Weaks seconded; all approved; Motion carried.*

4. Review Minutes.

Soviar read and asked for approval of the BZA minutes of the **April 21, 2020** meeting.
Shaw motioned to approve; Weaks seconded; all agreed.
Soviar read and asked for approval of the BZA minutes of the **June 30, 2020** meeting.
Weaks motioned to approve; Shaw seconded; all agreed.

5. Old/New Business: Shaw recommended that we go back to our normal BZA day for meetings - the third Tuesday at 7pm of each month. He explained that day would then be pencilled in on the Members' calendar. Perhaps attendance would be better if we stick to the monthly date. Then, email all Members if there is a meeting or not. Everyone agreed. Zuchowski said there are no upcoming variance requests that he is aware of at this time.

6. Adjournment: *Shaw motioned to adjourn; Weaks seconded; all agreed. Meeting adjourned at 8:08pm.*

Disconnect at 8:08pm

Respectfully submitted



Kathy Shelt
Acting Clerk