

Board of Zoning Appeals Hearing

Thursday, November 17th, 2016

7 P.M.

Hearing called to order at 7pm by Don Schilling

Members in Attendance: Tom Tubalkain, Chuck Englehart, Don Schilling, Randy Usher and Jon Harmon

Others Present: Zoning Inspector Jason Gary, Village Solicitor Michele Stuck, Mayor Linda Clark and Board of Zoning Appeals secretary Chelsea Gregor, Jeffrey Kassinger and Stacie Kassinger

Hearing is being recorded and copies are available at the Village Clerks office

Approval of Minutes

- ❖ Motion to approve the minutes from the July 21st 2016BZA hearing by Chuck Englehart, 2nd Tom Tubalkain– **Don Schilling, Chuck Englehart and Tom Tubalkain-Ayes, Jon Harmon and Randy Usher Abstained**

Don Schilling swore in everyone who wanted to speak

Don Schilling read the public notice that was placed in the Record Courier:

NOTICE OF PUBLIC HEARING – VILLAGE OF MANTUA

The Mantua Village Board of Zoning Appeals will hold a public hearing on an application for a variance relating to the property located at 10529 Line Street in the Village of Mantua on Thursday, November 17, 2016 at 7:00 PM at the Village Hall, 4650 W. High Street, Mantua, OH. This application #2016-15, submitted by Jeffrey Kassinger, requests a variance from the provisions of Mantua Village Zoning Code Section 340.02 (C4) Mini Storage is Conditional Use, 340.03(5) side yard setback and 340.03(9) distance between Principal Industrial Buildings. Copies of this application are available for review at the Mantua Village Clerk-Treasurer's Office during regular business hours. The opportunity to be heard will be afforded any person attending the hearing.

Donald Schilling, Chairman

Mantua Village Board of Zoning Appeals

Don stated that the board received Jeffrey Kassinger's requests for a variance and asked if he could tell the board about what his plans were with the property.

Jeffrey said that he is looking at two other buildings. 20 units on the smaller building, which is 20 x 201, and 40 units on the 30 x 201. There would be 60 additional units for a total of 86 units including the existing 26 units.

Jeffrey stated that he did some research to find storage units with space under 30 ft. between buildings, which he was able to find. Don said that there were even some in the Village but that happened before the code was written.

Don had some questions and comments about the conditional usage of the storage units. He stated that there needs to be 1 parking spot for every 10 storage units, and Jeffrey said that he has the whole back section of the units for parking. Don also stated that the area between the units is 25 ft., and for a one lane drive the code requires a 16 ft. driveway and a 10 ft. parking area, of which the 25 ft. doesn't comply. Don said it was all a part of the conditional usage which the board could say either yay or nay.

Don stated that in the code that two way driveways are, one 10 ft. parking lane and two 13 ft. travel lanes.

In the code it states that buffer screening must be provided. It required a fence such as chain-link with weaving so that the units cannot be seen. The code states that "A buffer or screen shall be required along all property borders to screen storage facilities from view of surrounding properties. Such screening shall be at least six (6) feet in height of trees and shrubs or fencing of material suitable to the Planning Commission (excluding chain link fence). Screening shall not impair vehicle visibility at ingress or egress points".

The Mayor asked if it is going to be different because it is an industrial area versus commercial or residential. Don said that on pg. 65, under "Permitted Uses" that "Mini/Self Storage" is under "Conditional" uses. He was trying to clarify all the conditions to Jeffrey and cover everything so that he did not have to come back. The conditions are under section P on pages 77 and 78.

Chuck inquired as to what would be between the buildings and how much impermeable surface would be added or exists after construction. Jeffrey said that it would be gravel until everything is completed, and then it would be concrete with gravel on the back. Chuck then asked about accumulated storm water drainage. Jeffrey stated that on the first building, the water dumps off of the back into a swale. He then said that on the left side of the smaller building that it could possibly be dumped off towards Mats Rd. and then the front could run off toward the storm drain. Jeffrey stated that all the drainage should be covered along with the swale in the back and 3 other catch basins.

Jason inquired about a gas line issue that runs through the property and Jeffrey said that he spoke to a man named Cory from the gas company. Cory said that the 2" inch line would be easy to move, and Jeffrey said that he'd pay for it once everything is set to be done.

All the BZA members convened privately to discuss the two zoning issues at 7: 14pm and resumed back at 7:41pm.

- ❖ **Roll call vote to approve the application for a zoning variance to permit a side yard of 6.6 ft. tapering back to 5.4 ft. in the light industrial district-All Ayes**

- ❖ Roll call vote to approve the variance with a distance of 25 ft. between the principle industrial buildings. There is a one-way drive required between the buildings with a pass through at the west, back end-All Ayes
- ❖ Motion to adjourn at 7:43made by Tom Tubalkain, 2nd by Jon Harmon-All Ayes

Roll Call: Tom Tubalkain, Chuck Englehart, Don Schilling, Randy Usher, Jon Harmon

Don Schilling-BZA Chair

Chelsea Gregor-BZA Secretary