

**WSAC ZONING & VARIANCE COMMITTEE**  
**7:00 PM, AUGUST 1, 2018 MEETING MINUTES**

Location: Westside Pride Center, 1186 W Broad St. Cols., OH 43222

**COMMITTEE MEMBERS PRESENT:**

Chair: Robert Vance, Secretary: Jo Leppert (Acting), Kristen McKinley (late)  
Commissioners Present: Rita Cabral, Larry Weber, Ben Watkinson  
Absent: Brian Endicott

**AGENDA**

1. Call to Order
2. Roll Call by Secretary
3. Welcome / Introductions
4. No Minutes from the previous (June 27, 2018) meeting were available and therefore no vote was taken.
5. The Visitor Charge was administered: "Anyone wishing to speak at this meeting please stand, raise your right hand and repeat the following: I (your name) swear to speak the truth at this meeting."
6. Action Item: BZA18-090 LEE'S RV & BOAT STORAGE ADDITION

Richard Alan Sicker presented information on behalf of Lee's RV & Boat Storage Variance request for a zero setback along the south property line where it abuts the resident at 2990 Woodson Dr. After questions and discussion, the applicant and residents agreed to a ten foot (10') setback and to retain the existing mature trees in the setback area. These changes will be written into the final presentation at the next Area Commission meeting on August 16, 2018.

A motion was made to "Approve the Variance with the agreed upon 10' setback and retain existing mature trees within the setback area". Voting "Yes" in favor of the revised variance included: Rita Cabral, Larry Weber, Jo Leppert, Ben Watkinson, and Kristen McKinley. As no other votes were taken or required, the motion to approve was passed.

7. Action Item: BZA18-088 3040 McKinley Ave. LP (Decker Asphalt site)

Andrew Gardner presented information on behalf of McKinley Avenue LP's multiple Variance and Special Permit requests to bring the existing Decker Asphalt Plant back into City compliance. This would reduce the 600' setback from the adjacent apartments to the south and east for the open storage of salvaged materials to 80'.

After discussion it was determined that the existing fence on the south and east side of property fronting McKinley Ave will not be moved, but remain in its current location. The Variance is necessary just to return the area to compliance with City's setback changes.

Commissioners requested: 1) adding slats to the existing fence for privacy, and 2) planting trees (2" caliper minimum), 25 feet apart in the open area between the fence and street to provide additional screening of the property. Representatives for the property owner agreed to these requests.

A motion was made to "Approve the Variance and Special Permit with the agreed upon changes". Voting "Yes" in favor of the revised variance and permit included: Rita Cabral, Larry Weber, Jo Leppert, Ben Watkinson, and Kristen McKinley. As no other votes were taken or required, the motion to approve was passed.

8. Other Business: Discussion of Zoning Committee Charge. Kristen recommended "Sunshine Law" training for WSAC Commissioners and Committee members available through the Ohio Attorney General's Office. Please check that website to enroll in the December 11 class.

9. As Committee business was concluded, Rita Cabral motioned for adjournment, Kristen McKinley seconded, the motion was approved and the meeting adjourned.

Respectfully submitted,  
C. Jo Leppert, Acting Secretary