

**CITY OF WILMINGTON  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
MARCH 4, 2024 7:00 PM**

ATTENDANCE

MEMBERS PRESENT: Robert Baylor, Mike Payne, Tim Wiederhold, Kelsey Swindler, Nick Eveland

MEMBERS ABSENT: None

ALSO PRESENT: Shirley Orwick, Board of Zoning Appeals Clerk; Ginger Pendell, Tom Jarell, Bill Davis, Arelis Vaughn, Jason Stoops, Jamie Pritchett, Chris Walls

The meeting was called to order by Robert Baylor.

Pledge of Allegiance

Roll Call

**M. Payne made a motion to approve the March 4, 2023 Board of Zoning Appeals minutes with the necessary corrections. T. Wiederhold seconded the motion.**

**Roll call vote: Baylor – yea, Payne – yea, Wiederhold – yea, Swindler – yea, Eveland – yea. The motion carries.**

**Agenda Item #1 -**

1. Opening of Public Hearing regarding application
2. Identification of application and subject:  
Applicant: Bishop Rich Boll, agent for Wilmington Church of God, 100 R. Gordon Dr, Wilmington, OH 45177, 937-382-1587  
Request #1: Requesting Conditional Use of Retail in Light Industrial Zoning District.  
Subject Parcel: 627 S Nelson Rd, Wilmington, OH 45177, Parcel ID# 290250604000000

R. Baylor read the CCRPC staff report.

R. Baylor swore in all those wishing to speak.

T. Jarell stated the Church of God distributes food. All funds raised by this store will be used by the Compassion Wilmington Outreach Facility.

Hours of operation will be Thursday, Friday, Saturday 9 am – 3 pm. There is plenty of parking at the facility. They have been distributing food for fifteen years. They have ample parking for the handicapped. They need to generate some income because of rising food costs. Items donated will be sold at a discounted price. A lot of the food goes to senior citizens, shut-ins and people that are less fortunate.

Jason Stoops stated a new business on N. Nelson will generate increased activity in the area, which will be good for area businesses.

Christopher Walls stated he was misled on facebook. They have been distributing food for years. They are just doing something to raise funds to keep doing what they have been doing.

Ginger Pendell stated they will have vouchers for people who have house fires or people who have foster children and need help with clothing. They operate only three days a week. It is going to be a very nice place.

Bill Davis, a member of the Church for thirty years, stated he lives across the street in the neighborhood they are referring to, so he can speak on the neighborhoods' behalf that this is a positive for our community and he definitely supports it.

S. Orwick read an email from Tyler Williams.

There were no opponents.

**M. Eveland made a motion to approve the conditional use of retail in Light Industrial Zoning District. K. Swindler seconded the motion.**

**Roll call vote: Baylor – yea, Payne – yea, Wiederhold – abstain, Swindler – yea, Eveland – yea. The motion carries.**

**Agenda Item #2 -**

Applicant: Salah Abboud, 1438 Tripper Dr, Jacksonville, FL 32211, 904-514-7373

Request #1: Requesting Conditional Use of Skilled Gaming Facility in PD-2 Zoning District.

Subject Parcel: 1627 Rombach Ave, Wilmington, OH 45177, Parcel ID# 290170113000100

**M. Payne made a motion to postpone Agenda Item #2 to give the applicant time to apply to the Wilmington Planning Commission for the modification. K. Swindler seconded the motion.**

**Roll call vote: Baylor – yea, Payne – yea, Wiederhold – yea, Swindler – yea, Eveland - yea. The motion carries.**

**Agenda Item #3 -**

Applicant: Arelis Vaughn, agent for LRC Ohio Inc, 455 N Mulberry St, Wilmington, OH 45177, 937-450-5795

Request #1: Requesting a variance to Section 1143.03 to allow two accessory structures greater than 200 sq ft on a lot that is less than one acre.

Request #2: Requesting a variance to Section 1157.06 (b) to allow an accessory structure to be less than 10' minimum from the rear property line.

Subject Parcel: 455 N Mulberry St, Wilmington, OH 45177, Parcel ID# 290150331002400

R. Baylor read the CCRPC staff report.

Arelis Vaughn stated that she has a son who is autistic and has seizures. He has been going to Cincinnati or Dayton for sensory areas that they have at a cost of \$500 to \$600 a month. He needs to have a sensory area at home. There are too many kids at the Cincinnati sensory. There is nothing here in Wilmington to take him to where he is able to play and understand each other – a sensory area where he can have fun. The other children come once or twice a month.

Hope Wilson Bell stated that she used to work with Arelis at Champions. Champions used to provide daycare 24 hours in the city. Arelis was the go-to person. Arelis has fought tooth and nail for her son. She has known Arelis since she was very young. She grew up to become a good teacher.

S. Orwick read a letter sent in from Scott David Stanfill.

There were no opponents.

N. Eveland asked what a sensory area is. Arelis stated that they are for autistic kids. Every kid is different and looks at things differently. The sensory area is tailored to each child's needs.

M. Payne asked if Arelis is going to do daycare in the facility.

Arelis stated yes, there will only be five children and her son.

K. Swinder stated she appreciated the notes and the review on the lot size being atypical, which limits the feasibility.

**T. Wiederhold made a motion to approve the variance to Section 1143.03 to allow two accessory structures greater than 200 sq ft on a lot that is less than one acre. K. Swindler seconded the motion.**

**Roll call vote: Baylor – yea, Payne – yea, Wiederhold – yea, Swindler – yea, Eveland - yea. The motion carries.**

**K. Swindler made a motion to approved the variance to Section 1157.06 (b) to allow an accessory structure to be less than 10' from the rear property line. T. Wiederhold seconded the motion.**

**Roll call vote: Baylor – yea, Payne – yea, Wiederhold – yea, Swindler – yea, Eveland - yea.  
The motion carries.**

**M. Payne made a motion to adjourn. R. Baylor seconded. Meeting is adjourned.**



Chairman



Clerk