

**CITY OF WILMINGTON
BOARD OF ZONING APPEALS
REGULAR MEETING
APRIL 1, 2024 7:00 PM**

ATTENDANCE

MEMBERS PRESENT: Robert Baylor, Mike Payne, Nick Eveland

MEMBERS ABSENT: Tim Wiederhold, Kelsey Swindler

ALSO PRESENT: Shirley Orwick, Board of Zoning Appeals Clerk; Drew Demarsh, Executive Director, Clinton County Regional Planning Commission; Eric Boyd, CESO; Reese Moore, Developer for Wawa Project

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.

N. Eveland seconded the motion.

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

Agenda Item #1 -

1. Opening of Public Hearing regarding application
2. Identification of application and subject:
Applicant: Reese Moore, agent for Davids Rombach LLC, 3050 Oakridge Rd, Columbus, OH 43221, 614-557-5116
Request #1: Requesting a variance to Section 1153.04(b) to allow more than 60% maximum impervious surface coverage of lot.
Subject Parcel: Rombach Ave, OH 45177, Parcel ID# 290190401000100

D. Demarsh read the CCRPC staff report.

R. Baylor swore in all those wishing to speak.

Eric Boyd stated he appreciates the Staff Report. They feel it succinctly covers the issue at hand. He said there was one minor change at the last meeting. They took the Northern right in/right

out off on Davids Drive. There are several hundred square feet of impervious surface that are going away because of that; so it is a little bit less than the 75.7% that we are showing. This is a little bit less pavement than we initially put in the application because of what changed during the meeting. We appreciate the opportunity to provide the site here. We are looking forward to being able to construct the site. We think that the additional impervious surface provides for a safer environment for our customers and for the people who will be visiting this area. We want them to have a safe area to be able to maneuver and drive their vehicles within the site. That is why we are requesting additional impervious surface. Our building is not as large as what is allowed. You allow 30% building area. We are only at about 14%. The maximum with the combined two is right at 90%, and we are right about there.

No other proponents came forward.

No opponents came forward.

N. Eveland stated it is important to get the proper traffic flow in the area. It appeared to me and the Planning Commission as well that you have paid attention and are sensitive to the potential for traffic problems on Rombach Avenue - that is a big concern of our citizens on every project. Having looked at the plan, you have addressed it as well as can be done and we appreciate that. It is a good plan.

B. Baylor stated your utmost concern seems to be about safety. Sometimes the focus is about aesthetics or we hear about branding; but you are really focusing on the safety and we appreciate that.

N. Eveland asked about the signage as far as safety – that they be placed far enough back so there are no sight clearance problems.

E. Boyd showed on the site plan where the two ground monument signs will be placed. He stated there is a clear line of sight from the intersection.

D. Demarsh stated that the City Engineer recommended that they eliminate an access point so they can fit in a turn lane that the Traffic Impact Study warranted.

M. Payne made a motion to approve allowing more than 60% maximum impervious surface coverage of the lot. N. Eveland seconded the motion.

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

N. Eveland made a motion to adjourn. B. Baylor seconded. Meeting is adjourned.



Chairman



Clerk