

**Board of Zoning Appeals
August 20, 2013**

The meeting was called to order by chairman Stanziale at 7:00 p.m. with the following members present: E. Davis, D. Gyure, and N. White.

Also present: C. Ehrhart-Office Assist, S. Roessner-Zoning Inspector, Brian Niehaus-CMA Architecture, Rusty Russell, Tom Carroll.

Minutes of **April 16, 2013** were presented for approval. Davis made a motion to approve the minutes as presented with one correction, seconded by White. Roll Call: Yeas (4).

NEW BUSINESS:

1. **O'Reilly's Auto Parts-15670 West High Street:** Brian Niehaus of CMA Architecture was present for O'Reilly's Auto Parts. Niehaus stated that O'Reilly has amended the original plan as suggested by the Planning Commission. Have proposed 33 parking spaces but need 37. Most of the spots are in the back of the store. Originally had more spots but had to shift the dumpster away from the neighbor's pool area. Due to how narrow the lot is need a side yard setback of 16 feet is requested. Stanziale asked if the parking in the back will mainly be for the employees. Niehaus stated that the spots are mainly for employees and deliveries. Roessner stated that O'Reilly's has been before Planning Commission twice; has been reviewed a couple of times and revised. O'Reilly has cooperated with the Planning commission and has made revisions based on committee suggestions. Planning commission recommends to this board to allow these variances. Roessner gave examples of other businesses in the village that have similar setbacks. Tom Carroll-15657 Elmwood. Asked if there is a privacy fence going to be installed. Store lighting was questioned. Niehaus stated that O'Reilly has proposed to keep the existing trees along back portion of the lot and discussed the engineers calculation for lighting needed. Based on calculation there will be no light reaching the back of the property. Lights will be by delivery area, on the side of the building; all lights are building mounted with downward facing shades. Front lot will have 2 pole lights. Proposed to keep the rear property as it currently exists. Roessner stated the village requires a 50 foot buffer and O'Reilly's is over 80 feet which exceed the required distance. There will be green space and storm water retention. Roessner explained what the retention is used for. Discussion regarding the delivery times and the location of the truck to unload.

Gyure made a motion to approve the variance for the setbacks, seconded by Davis. Roll Call: Yeas (4)

White made a motion to approve the variance requested to reduce the amount of parking spaces required, seconded by Gyure. Roll Call: Yeas (4)

Gyure made a motion to adjourn the meeting at 7:21 pm, seconded by Stanziale . All in Favor: Yeas (4)

Secretary (Carrie Ehrhart)

Chairman (Rob Stanziale)