

## **Greenfield Township Board of Zoning Appeals Meeting**

**April 21, 2021 6:40 p.m. at the Administrative Office**

Chairman Dave Brown of the Greenfield Township Board of Zoning Appeals called the meeting to order. The following board members were present: David Bichard and Larry Joos.

Also Kevin Yeamans, Steve Eversole and Doug Kunselman were in attendance. Dawn Wyne attended as scribe.

Chairman Dave Brown read the minutes from March 3, 2021.

Larry Joos made a motion to approve the minutes as written with Dave Bichard seconding the motion.

Roll Call: Dave Bichard – yes    Dave Brown – yes    Larry Joos – yes    Motion carried 3-0.

Steve Eversole and Doug Kunselman were sworn in by Chairman Dave Brown.

Chairman Dave Brown stated that they have before them a variance that was submitted by Doug Kunselman of 2982 Helena Drive NW; Carroll, Ohio. 2982 is Variety Floor showroom. The property is Variety Ventures, LLC; 2901 Helena Drive. This is the address that a variance is being requested one. Tax parcel id is 0130092110.

The proposed change for the variance is to reduce the setback requirements. This will be a warehouse to store products ahead of jobs.

Steve Eversole stated that Doug brought the property from the Fairfield County Commissioners approximately 4-5 years ago. Put in a new warehouse and with Covid, Doug is having to purchase carpet 6 months ahead of schedule. There will be no customers coming in as it will be strictly warehouse. The property is zoned I (Industrial) with a 25 foot setback. Some of the other properties in the area are zoned B-with a 0 setback.

Steve stated that granting this would not be setting a precedent.

We are asking for your support to allow a local business to expand and grown.

Larry Joos asked was behind where they are asking for 13 ft. Steve advised it is at the side, up against the MRDD building. Steve stated they are able to meet the setback for behind the proposed building.

Doug stated he has looked to try to rent property in the last 6 months but this would require him to buying two more forklifts to unload the trucks and the price to rent is not feasible.

David Bichard asked what they were asking for. What is normal? He was advised 25 feet and they are asking for a setback of 13 ft. for the proposed warehouse.

Kevin advised that the only call he required was from Joe Carson and he was good with the proposed setback.

Larry Joos how high is it going to be. Steve stated that the existing building is 20 feet but the new building is going to be 14 ft.

Larry Joos made a motion to grant the variance with David Bichard seconding the motion.

Roll Call –; David Bichard – yes; Dave Brown – yes; Larry Joos - yes Motion carried 3-0

Motion to adjourn made by Dave Brown; seconded by Dave Bichard.

Roll Call –David Bichard – yes; Dave Brown – yes; Larry Joos – yes Motion carried 3-0

Meeting adjourned at 6:50 p.m.