

Description	Northwood Board of Zoning Appeals – Regular Meeting		
Date	October 11, 2016	Location	Council Chambers
Time	Heading	Record of Proceedings for Northwood Board of Zoning Appeals Meeting of October 11, 2016	
	Call to Order:	The regular meeting of the Northwood Board of Zoning Appeals was called to order by Tim Schmidlin on Tuesday, October 11, 2016 at 7:00 p.m. in the Council Chambers of the Northwood Municipal Building.	
	Roll Call:	<p>The roll was called by Kimberly Vaculik</p> <p>Those in attendance were: Chairman Tim Schmidlin, Bill Melnyk, Kelley Wills, Vicky Pierce, and Kimberly Vaculik</p> <p>Motion made by Ms. Pierce to excuse the absent Rick Radocy, Renee Jardey and Jim Intagliata, Second by Chairman Schmidlin All in favor.</p> <p>Motion Passed</p>	
	Minutes for Approval:	<p>Motion to approve the minutes from August 9, 2016.</p> <p>Motion made by Mr. Melnyk, Second by Ms. Pierce: All in favor. (Ms. Wills Abstained)</p> <p>Motion Passed</p>	
	Zoning Appeals Case:		
	Case No. 0632:	<p><u>Case No. 0632:</u> Paula Newman, 3960 Dalling Dr. is requesting a variance of 2’6” to allow a 6’ fence in the front yard (3’6” allowed) Note: Property is located on a corner lot. N.C.O. Section 1250.06(b)(1).</p> <p>Mark Massamore came to speak on behalf of this project; he lives in the home as well. He stated that they would like to have the fence to keep the dogs in. The fence will be far enough back so it will not obstruct any views.</p>	

		<p>Ms. Vaculik stated that she did not hear back from any of the neighbors.</p> <p>Motion made by Mr. Melnyk to approve Case #0632 Second by Ms. Pierce: All in favor.</p> <p>Motion Passed</p>
	<p>Case No. 0633:</p>	<p><u>Case No. 0633:</u> Toledo Sign Co. on behalf of DC Motors 3304 Woodville Rd., is requesting a 4' variance to do a face change on an existing 8'x4' double sided pole sign (64sq' total). N.C.O. Section 1282.03(n)(1)(C). (NOTE: The Architectural Review Committee reviewed this request on September 30th and made the recommendation to the BZA to approve it)</p> <p>Brian Heil of Toledo Sign Co. came to speak on behalf of DC Motors in their request for an LED sign. Brian stated that the sign will be the same size but will be replaced with an LED sign instead of the interior illuminated sign they have now. It will allow him to put messages on the new sign.</p> <p>Ms. Vaculik stated they need the variance because they are updating the sign therefore need to adhere to our new regulations within the Central Business District (CBD). We only allow 60sq' total in within the CBD.</p> <p>Regina Carol Snyder from 308 Gardner Ave. came to speak about DC Motors. She stated she has had many problems with them. She said she is concerned that the sign will flash, blink etc. She also is worried that it will be too bright; she stated that they already have lights for their parking lot that are too bright. Ms. Snyder also is concerned that the sign is right under an ODOT express way sign.</p> <p>Ms. Vaculik informed Ms. Snyder that the zoning code restricts signs to be a static message; it can only change every 8 seconds and cannot take longer than 2 seconds to change the message. Also, the current sign location will</p>

		<p>not change; they are only doing a face change.</p> <p>Mr. Heil stated that the lights of the LED sign can be dimmed to approximately 5 – 10 % of its capacity at night. He stated that most signs are automatically programmed to dim at night.</p> <p>Ms. Pierce asked if the pennants could come down. Ms. Vaculik stated that our code prohibits them and will make sure they come down.</p> <p>Motion made by Ms. Pierce to approve Case #0633 Second by Mr. Melnyk: All in favor.</p> <p>Motion Passed</p>
	<p>Case No. 0634:</p>	<p><u>Case No. 0634:</u> HP Legacy, Inc. 8770 Commerce Park Place Ste. H., Indianapolis, IN 46268, Jim Mullins is requesting a 2’ variance to allow an 8’ tall fence to be built around compressed natural gas compression equipment to be located on Lot 1 of Access Pointe West on Chelsea Dr. at Wales Rd. (4000 Chelsea Dr. Parcel #M51-300-240003003000). N.C.O. Section 1250.06(c)(2). NOTE: The final site plan was approved by the Planning Commission on 9-12-16 contingent upon BZA approval for the fence.</p> <p>Jim Mullins of HP Legacy came to speak on behalf of this request.</p> <p>Mr. Mullins explained to the Board the history of this project and that it had already gone through Planning Commission for approval. He is coming before the Board to obtain approval for a fence to go around their compression equipment. Mr. Mullins passed around pictures of other stations and the type of fencing they are proposing to use. He stated that they were previously approved for an 11’ tall masonry wall to go around the equipment, they are now asking for an 8’ tall fence because the new proposed equipment (due to a new owner) is more compact, insulated and isn’t as noisy. The fence will be 180’ from the curb and 170’ from the</p>

		<p>property to the South. The noise level from the new proposed equipment is lower than normal noise at street level. The pictures show barbed wire however this one will not have barbed wire. He stated that they propose winged slats that fill the gaps of the fence better.</p> <p>Motion made by Mr. Melnyk to approve Case #0634 Second by Ms. Pierce: All in favor.</p> <p>Motion Passed</p>
	<p>Case No. 0635:</p>	<p><u>Case No. 0635: John McVicker, 5300 Monarch Pl., is requesting a variance of 6’ to allow a shed to be located 2’ off the property line (8’ required). N.C.O. Section 1260.09(c)</u></p> <p>John McVicker came to speak on behalf of his request to build a shed 2’ off his property line. He stated that there are several other homes in the neighborhood that have sheds much closer to their property lines (he showed pictures). There is a drainage swale along the back property line that occasionally holds a lot of water so he doesn’t want to put it in the back and block the water or get water in the shed.</p> <p>Mr. McVicker stated that the shed will be 12’ x 14’ with roof (16’ with overhang). The height is 14’ max. He stated he wants the shed to store Christmas decorations, a push mower and gardening items etc.</p> <p>Ms. Vaculik stated that a Chris Kanipe of 5279 Pintail called requesting additional information regarding this case; once he reviewed it he stated that he would stay neutral on the proposal.</p> <p>Mr. McVicker asked if the variance is for the footprint or the roof? Chairman Schmidlin stated that the 2’ off is for the portion that touches the ground. The siding and roofing will be the same as his house.</p> <p>Motion made by Ms. Pierce to approve Case #0635</p>

		Second by Mr. Melnyk: All in favor. Motion Passed
	Board Discussion:	None.
	Adjournment:	7:58pm
	Attest:	Kimberly Vaculik
	Approved:	Chairman – Tim Schmidlin