

**Minutes of the Board of Zoning Appeals
April 6, 2022
City of Huber Heights**

- I. Chair Eva Newby called the Meeting of the City of Huber Heights Board of Zoning Appeals to order at 6:30 p.m.
- II. Roll call was taken. Present were Mr. Davidson, Mr. Mach, and Ms. Newby.

Members Absent: Mr. Deam and Mr. Stewart.

Staff present for this meeting: Don Millard, Code Enforcement Administrator, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Approval of the Minutes

Without objection, the minutes of the March 2, 2022, BZA meeting are approved.

IV. Approval of Agenda

Motion made by Mr. Mach to approve the agenda. Seconded by Mr. Davidson. No roll call needed for approval of agenda.

V. Swearing of Witnesses

Ms. Newby explained the proceedings for tonight's meeting and swore in all applicants and persons wishing to speak tonight. All present responded in the affirmative.

VI. Old Business

None.

VII. New Business

1. BZA Case 22-04

The applicant, Robert Sweet, is requesting a variance from Section 1189.07 and 1182.03/.04 – Related to the Setback, Size, and Type of signage and to the Number of Tree Installations and Parking Lot Interior Landscaping. Property located at 8000 Brandt Pike.

Mr. Millard stated that the applicant, Robert Sweet of McBride Dale Clarion, on behalf of Casey's general Store, **is requesting a variance from the City sign code, as well as a variance from the landscaping requirements.** Casey's plans construction of a new convenience store and fueling station on the current site of Barney's Rental, 8000 Brandt Pike, located at the west-bound off ramp of Interstate 70.

Due to the location along I-70 as well as prolific utility easements, the applicant seeks variance relief. Mr. Sweet has furnished an application packet which explains in great detail the variance requests.

This new store will be a gateway business to the Rose Music Center Community Entertainment District.

City staff feels this will be an exciting addition to the City in general. Casey's is, and has been, a great member of the community at their initial location at Old Troy Pike and Fishburg Rd.

After reviewing the site plan with the City Engineer, the Fire engineer and the Manager of Code Enforcement, the City has no objection to the granting of this variance.

Lot: The lot is 1.17 acres.

Easement: Easement consideration is a contributing factor in the variance request.

Structure: Proposed convenience store/fueling station.

Placement: As described in the applicant's report.

Engineering: The City Engineer, Fire Engineer, and Code Enforcement Manager have no issues with this variance.

Mr. Rob Sweet from McBride Dale Clarion gave an insightful presentation that covered the reasons why they are asking for the variances.

Action

Mr. Davidson moved to approve the requested variance. Seconded by Mr. Mach. Roll call showed: YEAS: Mr. Mach, Mr. Davidson, and Ms. Newby. NAYS: None. Motion to approve carried 3-0.

VIII. Additional Business

None.

IX. Upcoming Meetings

May 4, 2022
June 1, 2022

X. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 7:00 p.m.

Eva L. Newby
Eva Newby, Chair

May 4, 2022
Date

Geri Hoskins
Geri Hoskins, Administrative Assistant

5-4-22
Date