

VILLAGE OF LODI  
LODI BOARD OF ZONING APPEALS  
MINUTES FROM REGULAR MEETING

March 16, 2022

The Board of Zoning Appeals met on the above date with the following members in attendance: Robert Geissman, Patricia May, and Randy Jameyson. John Palko was absent. Also present: Jean Houston Zoning Inspector and Pamela Barta Zoning Secretary.

**PUBLIC PARTICIPATION**

**Amanda Feckner, Tim Samples, Norman Samples and Russell Samples**

**PUBLIC HEARING**

**Mayor Geissman opened the public hearing for 403/409 Bank St., Rocky River Reserve, LLC. requesting to seek a conditional zoning to Section 1272.03(b), Conditional Permitted Uses, proposed uses are parking and maintenance of vehicles, trucks, trailers, loaders, and equipment (inside and outside); storage of palletized and pre-packaged landscaping materials; and office use. Jeremy Smith and Keith Kelter informed the Board of Zoning Appeals and the public participants that there are three parcels of land and two of the parcels are zoned multi-Use and one is zoned Light Industrial, and they are seeking a conditional use for the property zoned MU. They advised that they are considering purchasing this property with the intent to use this area for storing packaged mulch on pallets and perform maintenance on their vehicles and other equipment. The building will also have a small office staff and they do not anticipate a large amount of traffic in and out of this area. Tim Samples expressed his concerns of dust but, his main concern was the destruction of his property caused by flooding. Mr. Samples passed out photos of his yard and home showing how his property floods and is being destroyed, which he said is due to the slope and excavation of 403/409 Bank St. He advised the flooding could be eliminated if a larger storm drain were installed where it slopes. Mayor Geissman advised that he will discuss the flooding issue with the Board of Public Affairs. Amanda Feckner expressed her concerns for theft and questioned their plans for security. Mr. Smith advised that there will be cameras and security once they are up and running. He hopes that they can work together with any issues that might come up and his goal is to be a perfect**

neighbor. After discussion all in attendance did not see any issues with issuing the Conditional Permitted Uses permit.

With no further discussion or public participation, a motion was made by Jameyson and seconded by May to grant Rocky River Reserve, LLC the Conditional Permitted Uses, Section 1272.03(b), to allow proposed uses for parking and maintenance of vehicles, trucks, trailers, loaders, and equipment (inside and outside); storage of palletized and pre-packaged landscaping materials; and office use at 403/409 Bank St.

Upon Roll Call: YEAS: Jameyson, May Geissman

NAYS: None

### **NEW BUSINESS**

Will Genkin was present and requested time to speak and present his plans, drawings, and thoughts for 118 Medina Street. Will also expressed his interest in purchasing the lot of land that the Village of Lodi owns next to 118 Medina St. After Mr. Genkin's presentation, Mayor Geissman asked Mr. Genkin if he would be interest in turning in a PUD (Planned Unit Development) and under a PUD he would have to obtain a bond in the event that he could not complete the job or could not complete it within the time allotted then the Village would have the bond to complete the job. Mayor advised Mr. Genkin that should the Village of Lodi decide to sell the lot he is interested in, there would have to be public bid, the Village cannot just sell the land.

### **OLD BUSINESS**

Mayor Geissman passed out the final drafts for Chapter 1254, Chapter 1256, Chapter 1258, and Chapter 1272 that he received from Susan Hirsh Consultant, for the members review. He advised that she is still working on Chapter 1276

Mayor Geissman advised that Annette Geissman, Clerk Treasurer has started the process for the Village of Lodi to change the area on Harris Road from R-3 to RR.

### **MINUTES**

A motion was made by May and second by Jameyson to approve the minutes of February 16, 2022, meeting.

Upon roll call: YEAS: May, Jameyson, and Geissman

NAYS: None

**OTHER**

**ZONING REPORT**

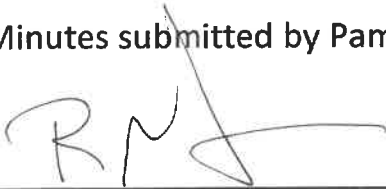
Jean Houston reviewed her zoning report with the Planning Commission.

With there being no further discussion, a motion was made by May and second by Geissman at 8:00 to adjourn.

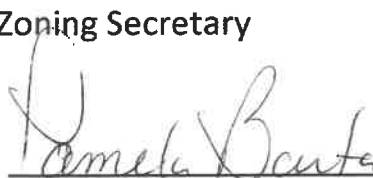
Upon Roll Call: YEAS: May, Jameyson, Geissman

NAY: None

Minutes submitted by Pamela Barta, Zoning Secretary



Robert Geissman, Mayor



Pamela Barta, Zoning Secretary