

VILLAGE OF LODI  
BOARD OF ZONING APPEALS  
MINUTES FROM REGULAR MEETING  
July 19, 2023

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

**PUBLIC PARTICIPATION**

**PUBLIC HEARING**

509 Wooster St. – Joseph V. Leto Sr. owner of DJ’s Custom Service – requested a Conditional Use to Section 1272.03(b), to operate an automotive repair shop. Mayor Geissman opened the public hearing, and with no public participation, and no discussion the public hearing was closed. Mayor Geissman made a motion and second by Jameyson to accept the Conditional Use to Section 1272.03(b), to operate an automotive repair shop.

**Upon Roll Call: YEAS: Geissman, Jameyson, and Palko**

**NAYS: None**

**NEW BUSINESS**

Review Replat 345 Elyria St. - Lot Split creating new Village Lots 1164 & 1165 and recommending to council to approve the lot split. After discussion, a motion was made by Geissman and second by Jameyson for the approval to recommend to council that they approve the lot split.

**Upon Roll Call: YEAS: Geissman, Jameyson, and Palko**

**NAYS: None**

The Planning Commission reviewed the handouts on restriction of use on All-Terrain Vehicles within the Village. After reviewing the Ohio Revised Code Section 4519.40 Prohibited Acts, and Stow and Troy’s zoning code pertaining to All-Terrain Vehicles, a motion was made by Geissman and second by Jameyson to recommend that the council craft the village’s restrictions and guidelines based off Troy’s zoning code.

**Upon Roll Call: YEAS: Geissman, Jameyson, and Palko**

**NAYS: None**

315 Wooster St – Wendy Bowser was present to discuss applying for a fence variance – She is seeking a Variance to Section 125014(d), Permitted Fencing: Height Limits, requesting a three-foot variance, for a six-foot privacy fence in the front/side yard. After discussion Mayor Geissman advised that a public hearing will be scheduled for the next meeting on August 16, 2023.

**OLD BUSINESS**

Rob Krauss of 106/108 S. Broadway St. was present and presented the Planning Commission with another request for a multifamily dwelling of three (3) units on his property. He handed out a list of highlights, which he spoke about. After discussion Mayor Geissman informed Mr. Krauss that he would have to apply for a variance under Section 1256.02, Permitted Uses.

**MINUTES**

A motion was made by Jameyson and second by Geissman to approve the minutes of June 21, 2023.

**Upon roll call: YEAS: Jameyson, Geissman, and Palko**

**NAYS: None**

**ZONING REPORT**

Jean Houston reviewed her zoning report with the Planning Commission. Jean advised that she sent a written notice to the owners of 407 Wooster St., for violation of the Village of Lodi Zoning Ordinance 1284 Unsafe and Substandard Buildings.

Minutes submitted by Pamela Barta, Zoning Secretary



Robert Geissman, Mayor



Pamela Barta, Zoning Secretary