

VILLAGE OF LODI  
BOARD OF ZONING APPEALS  
MINUTES FROM REGULAR MEETING  
August 16, 2023

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

**PUBLIC PARTICIPATION**

**PUBLIC HEARING**

106/108 S. Broadway St. – Robert Krauss- A request to consider a Variance to Section 1272.02, Permitted Uses. Mayor Geissman opened the public hearing for discussion, a couple that owns property on Bank Street stated that they hope the Board of Zoning Appeals decision will benefit the Village. Mr. Krauss’s partner was present and advised all parties present that when they initially built the garage, they had planned to build a living space above the garage and Mr. Krauss’s daughter was going to live there. He stated that they have since attached the garage to the main house. Mayor Geissman explained to him that their original permit was only for an accessory building and that he is consulting with the Village Attorney concerning the variance because, this variance might not even be something that they can permit according to law. After the discussion Mayor Geissman closed the public hearing and advised that no action would be taken at this time because they do not have a quorum.

**Upon Roll Call: YEAS:**

**NAYS:**

315 Wooster St – Wendy Bowser – A request to consider a Variance to Section 1250.14(d), Permitted Fencing: Height Limits, requesting a three-foot variance, for a six-foot fence in front yard. Mayor Geissman opened the public hearing for discussion, Wendy Bowser expressed her needs for the fence and explained in more detail the exact location of the fence. After discussion it was determined that Mrs. Bowser might not need a variance under Exceptions: \*Fences more than three-feet high may be permitted when located at least twenty-two feet from the inside sidewalk line. Jean Houston Zoning Inspector will measure from the inside sidewalk line to the fence location to determine if a variance is required, if not she will approve the fence permit. After the discussion Mayor Geissman closed the public hearing and advised that no action would be taken at this time because they do not have a quorum.

**Upon Roll Call: YEAS:**

**NAYS:**

## **NEW BUSINESS**

Upon reviewing the Replat Part of Lot 632 and Part of Lot 633 creating new Lot No. 1191, located at 204 Grandview. Mayor Geissman advised that he will be making a verbal recommendation to council to approve the Replat. Mayor Geissman advised that a replat is required for the sale of the house and that the house was built in the middle of lot 632 and 633 years ago.

**Upon Roll Call: YEAS:**

**NAYS:**

607 Wooster St. – Anthony Macklin – Requested a Conditional Zoning Certificate to operate a machine shop. After discussion, Mayor Geissman advised that a Conditionally Permitted Uses, Section 1272.03, will be advertised for the next scheduled meeting on September 20, 2023.

126 Harris St. – John & Julie Carpenter – Requested a Conditional Zoning Certificate to operate a general machining and fabricating shop. After discussion, Mayor Geissman advised that a Conditionally Permitted Uses, Section 1272.03, will be advertised for the next scheduled meeting on September 20, 2023.

## **OLD BUSINESS**

### **MINUTES**

The board did not have a quorum therefore, they could not vote on the minutes.

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

**NAYS: None**

## **ZONING REPORT**

Jean Houston discussed her report with the members.

Minutes submitted by Pamela Barta, Zoning Secretary



Robert Geissman, Mayor



Pamela Barta, Zoning Secretary