The Board of Zoning Appeals met on Tuesday March 3, 2019 at 2:00 pm in the 1897 Room, 104 E. Main St, Lancaster, Ohio.

Members present were Tim Oatney, Lindy Jackson and Jim Edwards. Also present were Cathy Welch, Secretary, Stephanie Hall, City Prosecutor’s Office and Pete Vail, Zoning Official.

Mr. Oatney called the meeting to order and explained the procedures of the meeting. Mr. Oatney advised that anyone addressing the Board would be sworn in before speaking. All those wishing to speak were sworn in.

Mr. Jackson made a motion to approve the minutes from the January 7, 2020 meeting; Mr. Edwards seconded.

The members voted unanimously to accept the minutes as written.

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**BZA CASE #591A**

Carri Brown, County Administrator, Fairfield County Commissioners, has submitted an application for special exception for the property located at 227 E. Main Street. This property is zoned CN: Commercial Neighborhood. Building Code Section 1317.08(8) requires a mural to receive a special exception.

Ms. Brown stated that she has gotten the approval from the Historic Society Lancaster Commission (“HLC”) and now must get the Board’s approval.

Ms. Brown displayed two different patriotic murals they were considering. Ms. Brown relayed that the HCL approved of both designs and the final decision would be one of the two.

There was little discussion from the Board. There were no comments received by the Secretary and no comments from the City.

Mr. Edwards made a motion to approve the special exception; Mr. Jackson seconded.

Unanimous vote to approve; the special exception was granted.

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**BZA CASE No. 592**

Nicholas Palladino, Architect, has submitted an application for special exception for the property located at 602 Lincoln Avenue. This property is zoned IH: Industrial Heavy. Planning & Zoning Code section 1135.04(d) requires other unspecified uses to be approved by the Board of Zoning Appeals.

Mr. Palladino stated that the building would be torn down and rebuilt with a convenient store included. They will have fuel pumps in the front and diesel pumps in the back with the store
being in between the two. The store would not be a drive thru only a drive-up window on the side of the convenience store.

Don Husband from the audience asked what was going to happen and when? He is the manager and knew nothing about the project until he received the BZA letter in the mail. Mr. Palladino and the owners stated that this was the first step before anything could go forward and they would keep him advised as to what would be happening as time went on.

Comments from the Board were that it would be an enhancement compared to what is there now. There were no comments received from the Secretary. Mr. Vail stated that the curbing will be brought back so it is not in the right-of-way and the fire hydrant will be moved.

Mr. Jackson made a motion to approve the special exception; Mr. Edwards seconded.

Unanimous vote to approve; the special exception was granted.

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**BZA CASE 593**

Jason Harral, Engineer, has submitted an application for special exception for the property located at 2264 E. Main Street. This property is zoned CG: Commercial General. Planning & Zoning Code section 1133.03(c) (6) requires a special exception be granted for structures containing separate small, self-serve storage facilities leased or rented to individuals or businesses.

Jeff Barr of 2264 E. Main Street stated that there would be four buildings and they would be built one at a time. He inquired as to whether the board objected to them being red in color; there was no objection.

Little discussion from the Board. No comments from the Secretary. Mr. Vail stated that there is a small residential area across the road which requires that screening be put in the front.

Mr. Jackson made a motion to approve the special exception; Mr. Edwards seconded the motion.

Unanimous vote to approve; the special exception was granted.

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Mr. Edwards made a motion to adjourn; Mr. Jackson seconded the motion.

Meeting was adjourned

Respectfully submitted,