

# RECORD OF PROCEEDINGS

Sec#23

Minutes of

Meeting

American Township Board of Zoning Appeals

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

20

6:00 PM

Thursday, April 4

2019

Hearing was recorded.

Hearing requested by Mitchell T. Sadler, prospective owner of 1300 Edgewood Dr.@ Chateau Dr., Lima,OH

Tax Map # 36-2305-01-024.000

Meeting was called to order by Norm Grigsby with the following members present: Denny Schwinnen, David Gerdeman, Jackson Burklo, and Judy Chaffins.

Chairman asked Zoning Inspector Keith Brickner to give the details of the variance request. Mr. Brickner stated the variance was for Mr. Sadler to have 50' of street frontage instead of the required 65'. Chateau Dr. would be the frontage for the proposed subdivision which when the street was built it was under the old standard of 50'. Chateau Dr. is a dead end street.

Mr. Sadler said he had met with Zion Evangelical Lutheran Church to purchase some of the land they owned and they accepted his offer. He planned on building a gated 55 and over Community. Mr. Sadler then ran into problems with Regional Planning because of the road frontage.

Mr. Parker, representing Superior Realty, said that the Church was for the sale and especially liked the idea of the 55 and over Community.

Dennis Miller and Jamie Piester of Edgewood Rentals where in attendance to find out the intentions of Mr. Sadler with the property. They have no objections to the 55 and over Gated Community.

With no further comments from the board members Mr. Grigsby asked for a motion. Mr. Burklo made a motion to accept the Variance for the required 65' of frontage to be reduced to 50' of frontage. Seconded by Mr. Schwinnen. Roll call, Mr. Schwinnen Yes, Mr. Grigsby, Yes, Mrs. Chaffins Yes, Mr. Burklo, and Mr. Gerdeman, Yes.

With no further business to discuss a motion to adjourn was made by Mr. Schwinnen, seconded by Mr. Burklo, Roll Call, all yes.

Norm Grigsby, Chairman

Brenda Phillips, Recording Secretary

