

Bainbridge Township, Ohio
Board of Zoning Appeals
August 21, 2025

Pursuant to notice by publication and ordinary mail, the public hearing was called to order at 7:05 P.M. by Mr. Michael Lamanna, Chair at the Bainbridge Township Service Department, 17800 Haskins Road. Members present were Ms. Devon Gamble, Alternate; Mr. Joseph Gutoskey; Mr. Todd Lewis and Mr. Emeil Soryal. Mr. Ted DeWater was absent. Mr. Steven Averill, Zoning Inspector, was present.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals and explained the public hearing process and stated that individuals will be sworn in when the application is started. He noted that the Board will hear applications 2025-11 and 2025-12 first and then move on to the applications 2025-4 through 2025-8 which will be a change from the agenda.

Mr. Lamanna swore in Mr. Steven Averill, Zoning Inspector, and he let the record reflect that Mr. Averill was duly sworn.

Application 2025-11 by Jake Kobilarcsik (Koby Electric) for Robin Vasichek for property at 7325 Pettibone Road

The applicant is requesting area variance(s) for the purpose of installing a Solar Panel Array in front of the dwelling. The property is located in a R-5A District.

Mr. Jacob Kobilarcsik of Koby Electric was present to represent this application.

Mr. Lamanna swore in Mr. Jacob Kobilarcsik and he let the record reflect that Mr. Kobilarcsik was duly sworn.

Mr. Gutoskey noted that there is a consent form from the property owner.

Mr. Kobilarcsik testified that this is a unique situation, he had talked to Mr. Averill before, a couple of months back, it is larger lot, it is an eight acre lot where they have a dwelling in the front of the lot that was originally there so the electrical service and the electrical meter base is at that dwelling and from there they built a home in the back of the property itself so in the world of solar panels wherever you install these you have to get them back to the electrical meter due to net metering in Ohio. He said for this area of course shading does hurt solar panels, he does have an open field in the front of his property next to where the electrical meter base would go so with that being said there are trees covering the frontage of the road so no one would be able to see these from the road or neighbors right to left. He said you can see he has setbacks just from the Auditor's website that you are looking at so they will be concealed from the public but the reason is his main service and his main service panel is up at the first dwelling, it is pretty much a utility barn and then from there he runs electric from that to the home, it is kind of a unique circumstance, you don't see this everyday where your main circuit panel is x amount of feet away from your home itself.

Mr. Gutoskey said that was his question, he was looking at the 2021 aerials, that is the little barn in front.

Mr. Kobilarcsik said the little barn in front has his electrical meter, his main service and then a subpanel that is powered by a generator in case of power outages so if he ever had to switch off his main breaker he would have to get in his car and actually drive to the building.

Mr. Soryal asked if it can be relocated, can he get with the electric company and actually move that to the house.

Mr. Kobilarcsik said no because everything is set from there to the home. He said you know how you go into your basement and you can flip off your main breaker and shut off all of your electric off in your home, that is in that dwelling itself so the home was built after that was there.

Mr. Soryal asked if the main panel is getting its wire above ground or underground.

Mr. Kobilarcsik said it has been awhile since he has been there but he believes it is underground because there is a lot of tree area there.

Mr. Gutoskey asked if there is a transformer for this house right here out by the barn.

Mr. Kobilarcsik said yes and where the mouse is right now, he referred to the displayed aerial, is where his main service panel is, his main breaker, his main electrical service, everything is right there. He said he believes it has been awhile, it has been two months since he has been at this property just due to timing for the meeting but he believes it is underground to there and then it is underground from there all the way to the home which is in the back of the property. He said in the back of the property as you can see behind it if they would go to place the panels behind the property, shading is a problem with the trees and everything so if you would scroll back up toward the front building the plan was to place the panels facing south right behind that tree line right there, right where the mouse is right there so there are trees covering both sides for each neighbor and of course tree covering to the front as well so then we would then underground bore underneath that small section of forest back to the main service panel itself so it is kind of a unique situation, you don't run into this everyday.

Mr. Lamanna asked how far back do you expect to be from the trees, they look pretty tall.

Mr. Kobilarcsik said yes, they are Pine trees too so we are probably back a little bit more, he is guessing, for the array.

Mr. Lamanna asked about the height of the trees back there.

Mr. Kobilarcsik said they will be way below the trees.

Mr. Lamanna said if you have a 100' tree here shouldn't you be 100' beyond that tree at least.

Mr. Kobilarcsik said the array is going to be slanted at a 6/12 pitch facing south, it is facing towards the home so the back of the array is facing towards the road.

Mr. Lamanna said okay.

Mr. Gutoskey said you are going to kind of be next to the neighbor's house there and asked what kind of screening is between this and the house next door.

Mr. Kobilarcsik said when he was on site he could not see that home from where they are placing the panels due to the trees and the forest.

Mr. Lewis asked if they are leafed trees and not Pine trees because of six months out of the year.

Mr. Kobilarcsik said it is a mixture of both he believes, he said it is mostly leafed trees but it has been awhile since he has been on the property, it is hard for him to recall but when he was there it is very sealed off where he did not think it was going to an issue for zoning and because of the larger lot. He said he understands that you don't want to have an allotment where some guy puts a solar array in his front yard on a quarter acre lot, he understands that but this is the only place that they could optimally put it for him to benefit from solar.

Mr. Soryal asked if it has to be freestanding or can it be on top of that barn.

Mr. Kobilarcsik said no because of the shading issues with the barn itself from the trees and then also they are not able to fit as many panels on there, it is a pretty small system, it is only a 12 panel system, it is not very large but that barn is, the way it peaks over, it would be over the ridge cap and it wouldn't be able to be there.

Ms. Gamble asked if it couldn't go on their home.

Mr. Kobilarcsik said no, not if you scroll down, it is due to the shading issues so if we put it on that back barn, first off, that back barn is shaded from the trees itself but then we would have to underground bore all the way back to the electrical service itself.

Mr. Lewis said to the main panel.

Mr. Kobilarcsik said to the main panel, yes. He said like he said it is a very unique situation, he has been with the company for about seven years now doing this and this is only the second time he has run into where they have their main service panel distant to their home.

Mr. Soryal said that is why he is wondering if it can be moved to the main house.

Mr. Kobilarcsik said not without extensive, we are talking digging everything up and redoing everything, running power lines underground.

Mr. Soryal said if it is already above ground then it is just another power pole.

Mr. Kobilarcsik said there is no power pole to the home, so the power pole goes right to that outbuilding and then everything else runs underground to the home, it is a very unique kind of situation itself so there is no electrical meter on the house itself.

Mr. Gutoskey said he is looking at the size, is this at 28' 4" by 8' 6".

Mr. Kobilarcsik said yes that is roughly the size of it.

Mr. Gutoskey said it is the size of a 15' square shed.

Mr. Kobilarcsik said it is not a very large array, the guy has a very small electrical usage so to offset his electric he does not need a big array. He said the world of solar with Ohio there is something called net metering so with what net metering is when the solar panels produce more than what the home is using, they give you credit one for one so the unit of measurement you are charged on your electric bill is called a kilowatt hour so for every kilowatt hour you put back into the grid, you are credited with one hour in and one hour back so at nighttime you are going to pull from the power company but you are not going to get charged for it. He said they also carry over month to month, the easiest example he has the old Verizon rollover minutes on your cell, you don't use all your minutes they carry over to the next month, the same thing with the energy credits so the idea is to eliminate the majority of your electric bill, the problem is the power company believe it or not is not going to write you a check at the end of the year for what you over produced so you want to under produce and consume everything you are producing on your own property so that is kind of the idea behind it, that is why it is such a small system, the gentleman that does live there does not consume very much electricity therefore the smaller solar array gets to offset some of his electrical costs.

Mr. Soryal asked how long it will take him before he sees a savings of power.

Mr. Kobilarcsik said it matters how much you are paying for electricity first off, believe it or not he believes people are paying a different rate for electricity for our own homes but you are looking between seven and eleven years for payoff but he thinks if we can agree on anything today the electric rates are not going to stay the same and as electric rates do go up your payback becomes a shorter amount of time.

Mr. Lewis asked what the life expectancy is of one of those panels.

Mr. Kobilarcsik said once again with the world of solar, there is a lot of stuff out there, there is a lot of garbage out there, the product that we install is the end phase micro inversion system so with that being said they are out of California and manufactured in Texas, they have been around for 25 plus years. He said they have a 25 year warranty on the inverter itself so what that means is the solar panels themselves get UV rays to create DC energy and converted to AC energy so the inverters themselves, each panel gets its own little micro inverter so it is converted to AC right on the spot so AC is the same thing that powers these lights and the outlets and everything here. He said DC energy is like a battery so it is converted from DC to AC right at the spot and transferred over and plugged back into the electrical system itself of the building. He said those micro inverters have a 25 year warranty, the panels themselves that we use is a company called Silfab, they are a Canadian owned company manufactured out of Washington state and South Carolina and have been in business for 35 plus years, very high quality panels so they have a 25 year damage warranty on them so they are rated for golf ball size hail at 70 mph, don't hit golf balls at your solar panels but that is what they are rated for. He said he has replaced one, it is on a ground mount and the guy bought a cornfield and built a house, mowed with a tractor and with a 40 panel system there was one little bullseye crack in the one of the bottom panels, guessing it was a rock but he said it was hail damage but what are the odds of one being damaged.

Mr. Lewis asked if the warranty follows the property or the customer.

Mr. Kobilarcsik said the property itself. He said there is an interconnection process that goes through with this so the interconnection process is through the power company so that property is now and said let him back up. He said right now everybody who does not have solar or energy on their property you are a power customer from the power company so your meter is only set to accept power from them, once you put solar in and that net metering, what he explained where you get the credits, you become a power partner with them so you have to go through a process for that so that property becomes a power partner with them, that allows you to put power back into the grid and it also accepts power from the grid. He said if you did not go through that interconnection process and we turned on these solar panels and they are over producing where you should be getting credits you are just going to be double charged because that meter sees energy going through it, it is going to spin faster because it is not programmed to go both ways so it is for the property itself and if next year this homeowner would like sell his property for some reason the interconnection form the utilities would carry over to the next homeowner. He said the only downside to it right now you are just charged per kilowatt hour, you are charged from is it Ohio Edison in this area.

Mr. Lamanna said the Illuminating Company.

Mr. Kobilarcsik said you are charged by the Illuminating Company because they own the infrastructure, they own wires, they own poles, then you are also charged for where the power comes from, you are charged twice on your bill for a kilowatt hour, you are paying around 17 cents per that kilowatt hour and with that being said if you have an interconnection agreement you would still have to pay around \$10 to \$12 for a connection fee so if you did over produce that month and didn't use any other power, that you put so much back in the grid you still have to pay that.

Ms. Gamble asked what is the only reason to have it in the front compared to in the back.

Mr. Kobilarcsik said they would have to redo the entire property's electrical service and also we are not able to put it behind the dwelling due to the trees and shading, you wouldn't get any sun. He said if he is at the beach and underneath an umbrella all day with no sunscreen he is probably not going to get sunburned. He said solar panels run on UV rays so if he is underneath shade he is probably going to be fine, if he is out in the open he is going to get toasted pretty much so the same thing as these solar panels, they need to be able to absorb UV rays itself.

Ms. Gamble said and redoing their electrical system as you said you would have to redo that.

Mr. Kobilarcsik said if we want to put everything in the back of the home.

Ms. Gamble said or on the garage.

Mr. Kobilarcsik said the panels won't fit on the garage roof.

Ms. Gamble asked or the home.

Mr. Kobilarcsik said if we put them on the home's roof, first off they would be shaded due to the trees, the customer would not be able to get that and then we would have to either trench underground or bore, actually for the product that we use would be over 300' so it would mess up communications so we wouldn't actually be able to do that so their front dwelling is where all of their electrical services are and the first rule of solar is wherever these panels go we have to get it back to that electrical meter somehow. He said the product that we use over distance the communication between the wiring and everything.

Mr. Lamanna said you have to synchronize with the incoming power.

Mr. Kobilarcsik said we are not able to put a big enough wire for the voltage drop to be able to communicate through the AC over 300' which it would be over 300' to get back there so the product would not work.

Ms. Gamble said okay.

Mr. Lewis said his only concern isn't so much the location and he was looking at the proximity of the house just to the east of it and the solar panels kind of line up with that house, it is not a problem coming from the south, solar panels reflect light so if the sun is coming across in the west all afternoon is there going to be any substantial sun glare off those panels when there are no leaves on the trees lighting this guy's side of his house.

Mr. Kobilarcsik said so you are referring to, in the world of solar there is a lot of garbage out there, the Silfab panels are a black on black glass where if you see a lot of commercial buildings, you see a bluish color with like a silver outline to them so the reason why they are black on black is for anti-glare so if you would like us, we could move them up past that, that is not a problem.

Mr. Lewis said you are talking about so they would be in their backyard closer to the house.

Mr. Kobilarcsik said yes, just as long as it is in that backyard behind that tree line just for production purposes because it is a very large open yard right there so there is not going to be shading problems just due to wire lengths.

Mr. Lewis said visibility, low light reflective.

Mr. Kobilarcsik said so everything they install is black on black and then the ground mount itself is galvanized pipe so there is no shiny, nothing on the array itself.

Mr. Lewis said okay, he was just asking.

Mr. Kobilarcsik said nope, you are fine, that was a problem. He said they started doing solar back in 2009 and he has been with the company for seven years and when they first started installing it that was a big issue but now they have moved everything that they install to black on black.

Mr. Gutoskey said he thinks where it is located and if you look at the house next door the side entry garage, it is kind of opposite the garage so he doesn't think vision wise you are not going to see it from inside the house. He said he would just say that if we approve this to put something in the motion about maintaining the screening.

Mr. Lewis said yes definitely because there is no line of site to it on the garage side of the adjacent house, it is not like you have the kitchen, the living room and great room and patio in line with it, you are looking at garage doors.

Mr. Soryal asked about the high point of the ground.

Mr. Kobilarcsik said roughly about 8' he would say, they are only allowed to sit at 24" off the bottom due to wind, they can't put them on a 10' pedestal, so we leave them 2' off the ground, each panel would be at a 6/12 pitch and they are laying at like a landscape like this and they are 44-1/2" tall, each one so it would be three high like this. He said he can almost reach the top of it but he is not that tall.

Mr. Lamanna said they are 28' by 8' tall.

Mr. Lewis asked if the neighbor can run an extension cord to it.

Mr. Kobilarcsik said everything is structured into the electrical service itself and you can't just go plug into it.

Mr. Lewis asked if this is subject to electrical inspections.

Mr. Kobilarcsik said yes, so the reason we need to be at the zoning meeting is he is not able to pull an electrical permit without approval for zoning so he is not able to turn the system on like he talked to you before with the customer's current electrical meter without an interconnection with the power company and he needs to show them a permit and inspection approval before they are allowed to turn it on and before they will come out to officially approve it.

Mr. Lewis said he does not have any more questions.

Mr. Lamanna asked if there is anybody else interested in this application such as a neighbor. He asked how far back the house is on this property.

Mr. Kobilarcsik said it is an eight acre property and it is all the way in the back. He said based on the auditor's website and what Mr. Averill has pulled up he believes it is roughly 900'.

Mr. Lamanna said to the house.

Mr. Kobilarcsik said from the road to the house.

Mr. Lamanna said and you said you are going to be about 400' back.

Mr. Kobilarcsik said it matters on how far back you want us to put it but yes we will probably be around 400', right behind that tree line.

Mr. Gutoskey said it looks like based on that you are little off center.

Mr. Lamanna asked within 10' or 5'. He said we would like to keep it close to the center of the property.

Mr. Kobilarcsik said just because of the directional bore, if we keep it more closer to the driveway itself it is going to line up better with the garage or outbuilding itself.

Mr. Lamanna said here it is 5' off the centerline but plus or minus 5' we don't care but the board would like to keep it within your centerline of the property at that point.

Mr. Gutoskey said the lot directly to the west appears vacant as of 2021.

Mr. Kobilarcsik said he does know that the customer knows the person to the west because he has a trail going there and he has one of those little Isuzu trucks that he drives over to see his buddy.

The board reviewed the site plan and variance request.

Since there was no further testimony, this application was concluded.

Motion BZA 2025-11 – 7325 Pettibone Road

Mr. Lamanna moved to grant the applicant the following variance for the purpose of installing a solar panel array in front of the dwelling.

1. A variance from Section 161.16 (A) with respect to a solar panel array being located in front of a principal building with respect to the construction of a 28' 4" x 8' 6" (approximately 241 sq. ft.) solar panel array as set forth in the application to be located in the neighborhood of 350' from the road where the principal structure is approximately 800' from the front of the property.

Based on the following findings of fact.

1. The reason for granting this variance is that this is a unique situation because the house is located so far from the road and its power is actually shunted from a small building located well in front of the actual dwelling where the interconnection is made with the utility and it is a point of which the chain of connection needs to be made from the solar array.
2. The location of the solar array is also behind a large area of trees which screen it from view from the front of the property.
3. There is also screening that shields the view from the neighbor to the east and there is not currently a dwelling on the property to the west but that also has screening between where this array will be placed as well.
4. Given the large depth and long distance from the street and also from the neighboring properties this will not cause any of the issues that would generally arise if a solar panel array was placed in the front yard.
5. It is well screened and is a greater distance from the road than most lots are and so this would create no impact to either of the neighboring properties or to the character of the neighborhood beyond those that would be created if there had been a house there or closer than the typical distance from the road if this was placed behind it.
6. The actual placement of the centerline of the array will be within plus or minus 5' on either side of the actual centerline of the property where it is placed so that we get ample protection for each of the adjacent properties to prevent any impact on those properties.

Motion BZA 2025-11 – 7325 Pettibone Road - Continued

7. Also since one of the large considerations here with respect to this variance is that there is screening of this array from the adjacent properties that exists now that the applicant and property will maintain that screening in the future to provide a similar amount of screening for the front of the property and the two adjacent properties.

Mr. Gutoskey seconded the motion.

Vote: Ms. Gamble, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Soryal, aye.

Application 2025-12 by John and Lynn Abbott for property at 17927 Elliott Drive

The applicant is requesting area variance(s) for the purpose constructing an addition. The property is located in a R-3A District.

Mrs. Lynn Abbott was present to represent this application.

Mr. Lamanna swore in Mrs. Lynn Abbott and let the record reflect that Mrs. Abbott was duly sworn.

Mrs. Lynn Abbott testified that they are requesting a variance for their property to build a 580 sq. ft. addition that would house a master bedroom, bathroom and a small laundry area in the hallway. She said they have lived on the property since 1988, the home was built in the sixties and apparently when it was built it was noncompliant when they did the setback. She said they did have contractors come out and they actually measured from the street to the corner of the house which was approximately 85' so their plan is to just extend off to the east side of the house, it would go out 26' in line with the rest of the house so apparently the addition would be just as nice and compliant as the existing home.

Mr. Lamanna said so it is not going to be any closer than the existing home.

Mr. Gutoskey said about 2' because of the angle, the house isn't square to the road.

Mrs. Abbott said it is kind of on an angle and they can't push it back anymore because at the front of the home is the gas line, at the back part of the home on the existing structure is the electrical so they cannot move it back without incurring a lot of extra expense and there is also a screened-in porch that would be in the way.

Mr. Lewis asked Mrs. Abbott if she is in Pilgrim Village.

Mrs. Abbot replied yes.

Mr. Lewis said he sees that you've got your Pilgrim Village HOA approval.

Mrs. Abbot said yes, we have our approval from our HOA and our adjacent neighbors.

Mr. Gutoskey said the house to the east of it is probably the same setback give or take.

Mr. Steven Averill, Zoning Inspector testified that he looked at it and noted there are two other houses like that and this actually showed on the plat that it meets the setback required but it also states that the zoning at the time was what applied so they actually built it at that but our current zoning is 75' so it was built correctly according to the plat but unfortunately our current regs apply and when you are adding we have to apply those regs.

Mr. Lamanna asked if the zoning was 50' at the time.

Mr. Averill said just on the plat.

Mr. Gutoskey said he has the plan.

Mr. Lamanna said even if it was 75' actually.

Mr. Averill said it was supposed to be 75'.

Mr. Gutoskey said he scaled it off the subdivision plat at about 55' to the building line. He said it was built in 1965 and the subdivision went in around 1961 or 1962, something like that.

Mr. Soryal said it looks like you are also remodeling the other side so they match.

Mrs. Abbot said yes.

Mr. Lamanna said you are currently at 66' or 67'.

Mr. Gutoskey said 64' 10" is what they are showing on here.

Mr. Lewis said 64' 10" and the addition would be at 62' 8".

Mr. Lamanna said we should make the variance at 62' for a 13' variance just so when they build it if they are 3" off we don't want it to be nonconforming, they should be able to get within 8".

Mr. Gutoskey said these dimensions were pulled off the GIS.

Mr. Lewis said we should just make it 60 and at the same time they are doing what it takes to take care of any nonconformity.

Mr. Lamanna said we are already somewhere around 64' at least so we are only increasing it by 4' and he doesn't think that will make a change and we have some houses that are also consistent with the neighborhood because other houses are in a similar line.

Mr. Lewis referred to a drawing in the packet that talks about a proposed screened-in porch.

Mrs. Abbott said that was built in 2012.

Mr. Lewis said it looks like it goes out into the backyard.

Mrs. Abbott said yes and we couldn't go out to the back because of the screened-in porch.

Since there was no further testimony, this application was concluded.

Motion BZA 2025-12 – 17927 Elliott Drive

Mr. Lamanna made a motion to grant the applicant the following variance to the front yard setback for the purpose of constructing an addition to an existing dwelling as set forth in the plans submitted by the applicant.

1. A setback of 60' from the required 75' for a total of a 15' variance.

Based on the following findings of fact.

1. A practical difficulty exists because this was an existing house built a number of years ago and the applicant is making an addition to the house.
2. The house also is unfortunately not aligned parallel with the street so that when you attach the addition to it the end of the addition ends up being closer to the street than the other side of the house.
3. Additionally, it appears that the original location of this house was about 65' from the property line at the time it was built so therefore it would appear to have been out of compliance by 10' to start with so that the additional amount that the house would be closer to the front setback yard is more like about 3' and is a very small increase and would not actually be noticeable as such.
4. It is fairly clear that this certainly would not affect the neighboring property owners, it would probably not be perceptible to them and although it is somewhat closer to the road a review of other properties in the immediate area by the zoning inspector indicates that there are other houses that are a similar distance from the road so this would clearly not alter or change the character of the neighborhood.

Mr. Lewis seconded the motion.

Vote: Ms. Gamble, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Soryal, aye.

Application 2025-4 by CMT Group, LLC for property at 7269 Aurora Road

The applicant is requesting a new conditional use permit for the purpose of constructing a vehicle wash facility (Rainforest Car Wash). The property is located in the MUP District.

Application 2025-5 by Matt Gile for property at 7269 Aurora Road

The applicant is requesting an area variance to the front building line setback. The property is located in the MUP District.

Application 2025-6 by Matt Gile for property at 7269 Aurora Road

The applicant is requesting an area variance to the side yard setback. The property is located in the MUP District.

Application 2025-7 by Matt Gile for property at 7269 Aurora Road

The applicant is requesting an area variance for three (3) stacking lanes in the Drive-thru lane. The property is located in the MUP District.

Application 2025-8 by Matt Gile for property at 7269 Aurora Road

The applicant is requesting an area variance for one (1) additional wall sign. The property is located in the MUP District.

Mr. Lamanna stated that applications 2025-4 – 2025-8 for 7269 Aurora Road will be heard together but the decisions will be specific to each application.

Mr. Steven Averill, Zoning Inspector testified that they had revisions due to the ODOT permit and the landscape plans that you are going to see, the second curb cut which is the one right here is no longer. He said you will see that it is gone so there is no curb cut there but the landscaping is staying the same and the second thing that Mr. Gutoskey pointed out is the variance request to the side yard is actually to the side yard buffer, it is not a building side yard, it is to the side yard buffer.

Ms. Jennifer Syx; Mr. Richard Brown, LD Architects; Mr. Chris Lachman, CSL Consulting; Mr. Matt Gile and Mr. Trevor Gile were present to represent this application.

Mr. Lamanna swore in Ms. Jennifer Syx, Mr. Richard Brown, Mr. Chris Lachman, Mr. Matt Gile and Mr. Trevor Gile and he let the record reflect that Ms. Syx, Mr. Brown, Mr. Lachman, Mr. Matt Gile and Mr. Trevor Gile were duly sworn.

Mr. Matt Gile testified that they own the Rainforest Car Wash, they have been in the business for 17 years and have built six of these before and this is our seventh one. He said they have a model that they have used over the years and kind of figured out what works and doesn't work so this is the model that they built in the last several of them so it is a 150' tunnel, they use a three lane system, one of the items on here to stack cars and they process them through quickly and efficiently and do about 100 cars an hour and on busy days, the biggest days they can do up to 1,200 cars so, two lanes are for paying customers and one is for membership customers so a big part of the business is a subscription service so you pay a monthly amount and you come through as many times as you want so for those people they will pull up the license plate, a camera reads their license plate and they just zip right through so rather than waiting behind somebody that is paying this will keep the system moving quickly so you have two pay lanes and one member lane and unlike a Waterway our system is, we probably have six times the equipment that they have so we believe in having better equipment and in doing its job there are extra dryers at the end and like a towel drying system that is mechanical so you don't have to have manual labor of people out front trying to dry the cars down and basically they are the ones cleaning the cars like the Waterway system so ours is more efficient, we can put more cars through per hour than they can, it reduces hopefully stacking, they can get cars pushed back out in the road and our first washes we did we only had two pay lanes and we ran into a problem quickly of cars backing up into the main roads or side roads and then the main roads so now we always use three lanes and since we have gone to that model we have not had an issue with cars backing up out on the street so that is one of the reasons of why we need those three lanes.

Mr. Lamanna asked if they have an automatic system of who goes next.

Mr. Matt Gile said it knows who goes next and when the car pulls in the person greeting them or bringing them in can see the car, like a visual picture of it to make sure that they match up, if not they have to take their finger and basically swipe the other car in but every once in a while it will happen but it is pretty automated.

Mr. Chris Lachman testified that the three lane concept is really the driving force that is making us request two of the variances. He said obviously the one is adding the third lane and because of the width of the three lanes the code that you have as far as the depth of the parking spaces and the space in between both parking spaces where the vacuums are bioswales which is required for this property, it has now pushed us to where we are looking for the other variance with the side yard or the buffer experience.

Mr. Matt Gile said one other small thing to point out, we purchased this at a sheriff's sale and there is a cell tower in the corner that they sold that right off of that so we now have to abide by their right-of-ways so we have to absorb that portion of the property so they can get access to the cell tower.

Mr. Lachman said that is why we have that other parking stall in front of the cell tower.

Mr. Gutoskey asked how many employees they have at one time.

Mr. Matt Gile said typically there would be three to four employees on site at a time.

Mr. Gutoskey said he didn't know that because he was looking for employee parking spaces. He asked what is the process they use so they won't see a back up problem coming out of here.

Mr. Matt Gile said no, they can process about 100 to 120 in an hour so they are pretty good at pushing them through and everyone knows in their spot what to do.

Mr. Lewis asked how long it takes a car in your tunnel.

Mr. Matt Gile said it is about three minutes.

Mr. Trevor Gile testified that they use technology so when the cars are moving and one car stops it will stop the entire wash automatically so it is called "no pile ups" so we are able to prevent accidents that normally are caused if cars get slowed down so it is really advanced and designed to make it a friendly experience for the consumers and the employees.

Mr. Lewis asked what the spacing is, you put cars into the tunnel, the first car takes three minutes, the second car arrives and hits a three minute cycle but what is the gap, 15 seconds, one minute between the cars exiting.

Mr. Matt Gile said we are talking two to three feet.

Mr. Lewis said okay.

Mr. Trevor Gile said at 150' you can fit a lot in there and with three lanes wrapped around.

Mr. Lamanna said if car one's bumper hits the front exit of it, how long until the next car's bumper hits the front exit.

Mr. Lachman said a few seconds, there is only 10 feet between the front bumper and the rear bumper of the cars going through.

Mr. Lamanna said if you got 30 or 40 feet and depending on the vehicle what is the speed and feet per second.

Mr. Matt Gile said they can adjust it so they can dial it up when it is really busy and they can put it slower.

Mr. Lamanna asked what the range is, how many feet per second is the car moving through there.

Mr. Matt Gile said he didn't know, that is a good question, he will have to calculate that.

Mr. Gutoskey said 140'.

Mr. Matt Gile said 150'.

Mr. Lamanna said so it will take three minutes to cover 150'.

Mr. Matt Gile said it might be lower than that.

Mr. Soryal said when the car is out it just takes off, there is nobody waiting outside.

Mr. Matt Gile said no and in the vacuum spaces that they have the idea is that if somebody wants to spend more time they can vacuum it out and then there is a little air pistol if you want to dry it off and then we do a towel service so the customer can keep the towels and they can dry off any spots that may be on there if they like, if not they can keep going.

Mr. Lewis said his line of questioning was kind of like this, three minutes on a wash, car number two is 15 to 30 seconds behind car number one and so on and so on.

Mr. Trevor Gile said it is going to be a couple of seconds.

Mr. Lewis said your exit lane coming out of the tunnel to the street holds about six cars and at the rate you are talking about putting them through there he sees a challenge, on exiting that many cars that fast without a traffic light on State Route 43 particularly in lieu of the fact that M and M are going to be going in and you know what that is, Menards and Meijer, substantially more proposed traffic on Route 43 which he thinks may also be good for your customer luring but his concern is that he understands you have a fast pass lane for your regular members, at the rate you are talking about putting cars through there your exit lane and getting people off your property holds about six cars and if you are putting cars into that exit lane every fifteen to twenty seconds because that is the gap of one car following another behind it, tricky, you get one guy wanting to make a left turn okay and your exit lane is full, you are shutting down your machine, you can't process any cars because you've got no place to exit them to. He said his other interesting thing was, let's talk about your three lanes for a minute, let's say he is the fifth car in lane one and he notices another guy comes in and he is in lane two but he is only two cars from the gate letting them in but he was there before him, how do you deal with that, that guy essentially is taking cuts because he, but the luck of the draw, got into the short lane. He said if you have used this model before this must have come up.

Mr. Matt Gile said sure if you are behind you can scoot over to lane two if you would like or the only lane you can't go in is the third lane.

Mr. Lewis said okay, so now his question is you get in there and you find out you got a 30 minute wait because you are at maximum time and he is the fourth or fifth car in, he is in the middle of it, there is no escape lane, he is trapped.

Mr. Matt Gile said there is an escape, you can go around the side of it.

Mr. Lachman said there is an escape lane once you go past the pay kiosk.

Mr. Lewis said okay but before the pay kiosk he is going to see there is a 40 minute wait, he is stuck.

Mr. Matt Gile said the most it is going to be is no longer than 10 minutes.

Mr. Lewis said but these are questions that we had and if that is all stacked up with traffic, if he needs a fire truck or EMS, something happens, somebody is injured, how do you bring them in.

Mr. Lamanna said they could come in the wrong way.

Mr. Gutoskey said come in the vacuum lane.

Mr. Lewis asked your exit lane.

Mr. Lachman said the lane between the vacuums there, the vacuum stations.

Mr. Lamanna said someone would have to stop the traffic.

Mr. Lewis said if your exit lane is all stacked up with cars even though you've got a place to put them in where the vacuuming stations are you can't get them in the driveway because you've got traffic stacked exiting, he is not trying to nit pick but.

Mr. Lamanna said they would have to stop the car wash and stop the cars coming out.

Mr. Lachman said the theory of these cars coming out that rapidly, what would you say the percentage of cars are going to vacuum.

Mr. Matt Gile said half of them will probably use the vacuum and go there, we are talking busy days, it is probably six days a year so, January, February and March.

Mr. Lewis asked, you need a third lane for six days a year.

Mr. Matt Gile said when it happens it is busy, when it gets backed up like that it is that dry day when the salt on the roads is on the cars and we get hammered with traffic.

Mr. Lachman said with the member lane it is really two lanes unless you are a member.

Mr. Trevor Gile said it will speed up for the members that are going through there so by having the three lanes people the using the most, it is going to make it a lot faster for them having the third lane on there.

Mr. Lewis said it is a fast pass to get on the roller coaster early.

Mr. Matt Gile said that is it.

Mr. Gutoskey said the way he looks at it too though is he doesn't see a Dunkin Donuts thing down here on Route 43.

Mr. Lamanna said the way the cars are dribbling out into the road.

Mr. Gutoskey said he knows you got a permit from ODOT and asked why they only let you have one out.

Mr. Matt Gile said they tried.

Mr. Gutoskey said he can see, it depends on traffic, somebody is going to try to turn left out onto the road.

Mr. Lachman said he thinks one of the reasons they turned us down was because of this proposed light that Menards and Meijers are still waiting for just up the street so that is going to help us and our initial meeting with ODOT, that was a big topic.

Mr. Gutoskey said so basically that will get some gap in the traffic for people to get out.

Mr. Lachman said yes.

Mr. Gutoskey said because it looks like the turn lane, the taper for the turn lane just starts to the north of you guys here.

Mr. Lewis asked what they are doing with their water supply, recycle, recleans.

Mr. Matt Gile said they have several 100 gallon tanks underground to recycle.

Mr. Gutoskey said he saw three thousand gallon tanks and a thousand gallon sand oil separator.

Mr. Trevor Gile said these are for reclaimed water, the front to wash all the dirt off before so that when you use the fresh water at the very end they use that with a chemical so you get the clean car when it comes out.

Mr. Lewis said save the good stuff for the rinse cycle.

Mr. Trevor Gile said exactly to make the car as clean as possible.

Mr. Lamanna asked where the original water comes from, is it connected to the City of Aurora.

Mr. Lachman said yes and added that this is a very challenging site, the process to begin with, the fact that it was a septic system and well water so we are actually running a sanitary sewer extension six hundred feet down Aurora Road to tie into the nearest connection point.

Mr. Gutoskey said another thing too, in our code, from vehicle wash it says that “a water recycle system that will recycle not less than 50% of the water being used” so that is in our code.

Mr. Lachman said they had submitted documentation to Mr. Averill showing it was 62% if he is not mistaken.

Mr. Trevor Gile said if you get higher than that then it reacts worse on the car so it is like a balancing act figuring where the sweet spot is for the water.

Mr. Soryal said you have six other car washes like this and how many of them have the three lanes and how many have the two lanes.

Mr. Matt Gile said four have three lanes and two have two lanes.

Mr. Soryal asked if they ever got back to the ones with the two lanes, what is the major issue there now.

Mr. Matt Gile said Cleveland Heights is on a ½ acre lot, it is tiny and the other one is in Brunswick and there is no space, it was an existing wash they bought and built it larger.

Mr. Trevor Gile said they grew up in Chagrin so we built this so this isn't a chain or anything, the Rain Forest Car Wash is something that we created and it is designed to be an experience that is where we have mechanical animals in there and the rock wall is made by the guy that did Disney lights in Disney World so we want it to be an experience similar to what it was like before.

Mr. Soryal said even though there is a car wash across the street, this will attract the families.

Mr. Trevor Gile said it is a different consumer that uses this so this is something that is designed for customers that they want to be able to do themselves, go out back and take their time and do what they want to without the pressure of someone getting into their vehicle.

Mr. Matt Gile said it is much faster and a better wash.

Mr. Gutoskey said so we kind of talked about the third lane there, what is the setback, the front setback was one of the things we were looking at.

Mr. Lachman said they tried as best as they could to make the turn lane around the rear of the building as tight as possible as you come off the pay kiosk islands there and as Mr. Matt Gile mentioned to fit all of the equipment in the building they can't make it any less than 150' so taking consideration of the topography in the back, the retaining wall, they have to build to bring this up to almost 6', the turn lane and the width of the building puts them 10' past the setback.

Mr. Trevor Gile said they would like to have it shorter but it would be cheaper for them and they find at 150' is the best spot to have the equipment, the water react to get the cleanest car out there so we want to make sure the cars come out clean so it is more about the quality of the product than the cost to build it.

Mr. Matt Gile said the turn lane, if you get somebody in a big truck it is hard for them to get all the way around.

Mr. Lewis asked if they washed an open bed on a pickup truck.

Mr. Matt Gile said an open bed automatically turns the blowers off.

Mr. Trevor Gile said in other cities what they have done is they have done tours for anybody that wants to come through and see the equipment of what it takes to run a wash and what goes into it so if you ever want to do that, it is really cool to see, it is way more advanced than anybody can ever imagine.

Mr. Soryal said so all the technology you are speaking of is from you.

Mr. Matt Gile said they developed the recipe over the years so now they use certain things from different vendors and know the magic sauce.

Mr. Gutoskey referred to the displayed aerial and asked how far back that building is to the right of that one, to the southeast of that and asked Mr. Averill how far that building is off the road, that is closer than 100'.

Mr. Steven Averill, Zoning Inspector said he doesn't know where the right-of-way is but around 83'.

Mr. Gutoskey said it looks like where the pavement is it is probably 10' or something so it is probably 70' if you are 83' so really next door is closer and then the back of the shopping center is on the other side right, the back of the shopping center.

Mr. Lachman said yes.

Mr. Lamanna asked if there is another out parcel.

Mr. Gutoskey asked if that is part of the shopping center or one of the out lots, that building.

Mr. Lamanna said that is still a developable lot there, the vacant lot there or have they eaten up all of their lot coverage.

Mr. Averill said that is part of the shopping center, this is the out lot right here.

Mr. Lamanna asked that little skinny part.

Mr. Averill said yes.

Mr. Lamanna said he was wondering whether that piece on the shopping center was originally going to be one of what they call their out lots but he thinks they may have used up all of their building space and it is also not easy access the way they have built already.

Mr. Gutoskey said what about the sign, you are looking at having a second sign, you have a sign on the front of the building.

Mr. Matt Gile said the front and side.

Mr. Gutoskey asked if they are both visible from the road.

Mr. Gile said they kind of need both of them so you can see as you are driving toward it.

Mr. Lewis said you want the side of the building and the front of the building.

Mr. Matt Gile said yes.

Mr. Gutoskey said the sign on the back is really just an entrance sign with your logo on it.

Mr. Matt Gile said yes.

Mr. Lewis said so it is more directional.

Mr. Gutoskey said it is just a big directional sign.

Mr. Lamanna asked how big is the logo, really the sign is the logo, not the entrance.

Mr. Lamanna said the sign is 30 by 24 so it is 2-1/2 by 2 so it is 5 sq. ft.

Mr. Trevor Gile said they used to have a live bird but they gave it to one of their customers.

Mr. Gutoskey said the side yard, it is #6 but when you look through the first packet there is a section here on the bulk requirements it says the side yard is either zero, then they have a note here, "buildings may be attached provided they do not exceed 250' in length, if the buildings are not attached then a minimum 3' side setback is required." He said he thinks what the variance is for is that the other section, the 15' side yard buffer, he thinks that is what the variance is for not to the building.

Mr. Averill said it is the buffer classification type C requires a 15' setback for the bufferyard.

Mr. Gutoskey said it said side yard setback on the agenda and their application but it is the buffer setback. He said they were asking for a 10' side yard setback but it is really a 5' variance to the buffer. He said we covered the four but what we need to talk about is conditional use part and different general standards, right.

Mr. Lamanna said right.

Mr. Gutoskey said the general criteria for conditional uses, based on the code, it is a conditional use in this district.

Mr. Lamanna asked if any of those issues are implicated by the application. He said there are specific ones for car washes.

Mr. Gutoskey said speakers, lighting.

Mr. Lamanna said it is a conditional use, he thinks it is harmonious with what is contemplated by the plan, he doesn't think it is hazardous or disturbing for this area, it is not changing the essential character of the area, it has adequate public facilities, he doesn't see that it is going to add any additional costs for the township, or excess production of traffic noise, smoke, fumes, glare or odors, he doesn't think so. He said the board is happy with the access and we have talked about access by emergency vehicles and he doesn't think we have any natural scenic or historic feature of major importance and he is not sure when natural rural quality of the landscape is still left there. He said specific criteria, he doesn't think the building requirement is really applicable, it has been specifically overridden in terms of setbacks.

Mr. Lewis asked about the hours of operation.

Mr. Matt Gile said 8 to 8, 7 days a week.

Mr. Lamanna continued to review the specifications of a conditional use.

Mr. Gutoskey asked about the location of the dumpster.

Mr. Lachman said there is a dumpster corral and it is enclosed and there is also landscaping around it.

Mr. Lamanna said regarding the hours of operation there is a 7:30 AM to 5:00 PM provision or specific criteria and it says all outside work, the vacuuming is outside the structure.

Mr. Gutoskey said but it is inside the car.

Mr. Lamanna said he thinks the board needs to address that we grant relief to this. He said obviously this is meant to cover all kinds of situations, we have to consider the location, what is next to you, what is going on everywhere else, all of these other places like Menards and those people aren't going to have outside uses going on.

Mr. Lewis said so once you are closed can somebody come in and use your vacuum stations or do you power them down.

Mr. Matt Gile said they power them off.

Mr. Lewis said so somebody can't just slide in at 10:30 and use them.

Mr. Lachman said the way the lanes are set up it is stopping people from getting access to the vacuum areas without going through the wash.

Mr. Lewis said he saw that there is no shortcut and they would have to come in the out drive so it is well planned.

Mr. Matt Gile said yes.

Mr. Lamanna said so we need to address 117.13 (b), item 13.

Mr. Matt Gile asked if they could ask for 7:30 to 8:00, they opened at 7:30 at a couple of their other locations for a couple of months.

Mr. Lamanna said we could do 7:30.

Mr. Lewis said we could get you open at 7:30 because that aligns with code anyway.

Mr. Lamanna asked Mr. Averill if they are otherwise complete on everything that they need in terms of submissions and plans.

Mr. Averill said yes, they got ODOT and changed their address through the county system, those were two of the big things, that is about it.

Mr. Lachman said and Geauga Soil & Water too.

Mr. Lewis asked how did we leave the sign with the entrance and the parrot.

Mr. Gutoskey said he thinks it was de minimis.

Mr. Averill said they actually got rid of a lot of signage, they got rid of a side wall sign on the west side of the building, they got rid of a bird that was in the back right where the three lanes merge to one lane, they got rid of a roller coaster that was on the roof and there was also a bird in the front in a flower bed, they got rid of that and now we are one wall sign and one rear sign and one ground sign.

Mr. Lewis said he thinks the nature of your business is such that once your customer finds it the first time you don't have to remind them again of where it is located because they've been there and he is thinking that you are going to be looking at at least 80% of customers being repeat customers serving the local market, you may catch an out of towners or somebody here and there and that seems to tie in with your members lane that you can encourage local repeat customers and you are giving them a benefit, they get to go to your fast pass lane.

Ms. Gamble asked how much are the car washes.

Mr. Matt Gile said the single ones start at \$12 to \$30 and then the memberships start at \$20 and go up to \$40 now.

Ms. Gamble asked when you say that busy days are the cars on a slow day get a three minute wash where cars on quicker days, are they getting the same quality wash.

Mr. Trevor Gile said 99.9% of the people wouldn't ever notice.

Mr. Lewis said so you can have the economy wash or the deluxe wash.

Ms. Gamble asked if there is a way to just vacuum your car.

Mr. Matt Gile said you would have to go in the back way and wiggle around, you could slowly try it, you could use them but you are encouraged to use the wash first before the vacuums.

Mr. Lewis said so the member pass follows the car and its plate.

Mr. Matt Gile said yes.

Mr. Lewis said so if my wife and I each have a car it is assigned to one car, right which means I am washing mine by hand.

Mr. Trevor Gile said the family plan is pretty reasonable so if you add additional cars you get discounts on them too.

Mr. Lewis asked if we are covering everything you wanted to present, we asked a lot of questions.

Mr. Matt Gile said no, we are all set, we appreciate it.

The board discussed the requested variances.

Mr. Lachman said it is a difficult site right now, not only was there a gas station that we had to address which we are finishing up now and topography issues.

Mr. Lewis said he remembers that gas station.

Since there was no further testimony, these applications were concluded.

Motions BZA 2025-4 – BZA 2025-8 – 7269 Aurora Road (Rain Forest Car Wash)

Mr. Lamanna moved to grant the following conditional use permit and variances with respect to applications BZA 2025-4; BZA 2025-5; BZA 2025-6; BZA 2025-7; and BZA 2025-8.

BZA 2025-4 – Conditional Use Permit

With respect to BZA 2025-4 the board grants the application for a new conditional use for the purposes of a vehicle wash facility according to the plans submitted by the applicant in the MUP District on the basis that:

1. This is a permitted conditional use except with respect to the variances the applicant has satisfied the Chapter 190 regulations that must be approved prior to the approval of the CUP and the applicant has submitted all of the plans and other documents required by the MUP District Section 190.
2. The board also reviewed the general standards for a conditional use in Chapter 117.13 and based upon the application and the testimony of the applicant the board finds that the general standards set forth in (a) are met and that the specific standards set forth in (b) will also be satisfied except for subsection (b) (13) where the board will grant a variance to the outside use closing time to 8:00 P.M. from the 5:00 P.M. set forth therein based upon the nature of this business and its location and the fact that it will not be contrary to the intent of the zoning ordinance to grant such a variance nor will adversely affect the adjacent businesses.
3. The board will note that the requirements of (b) are also continuing requirements that must be met unless a variance is sought for those requirements.

BZA 2025-5 – Variance (Front Building Line Setback)

1. With respect to BZA 2025-5, this is an area variance with respect to the front building line setback from 100' to 90' and that the board finds that such variance should be granted.

Based on the following findings of fact.

1. This is a small lot and a 10' variance is not a large variance, there are other properties that appear to be set back a similar amount from the road and therefore this will not adversely affect the character of the neighborhood or affect the neighboring properties or otherwise adversely impact the highway.

BZA 2025-6 – Variance (Setback – Buffer Yard)

1. With respect to BZA 2025-6, this is technically the buffer yard requirement and Section 5.4.401 where a 15' buffer yard is required and the board will grant a variance to 10' for that buffer yard.

Based on the following findings of fact.

1. Due to the small lot size and also the fact that the applicant has provided a very good landscaping plan which will mitigate any impact from the decreased buffer yard.
2. This also would not appear to adversely affect the adjacent properties.

BZA 2025-7 – Variance (Additional Stacking Lane)

1. With respect to BZA 2025-7 the board will grant a variance to the stacking lane requirements in Section 169.08 (c)(10) to provide for three lanes instead of the permitted two lanes so there will be one additional lane.

Based on the following findings of fact.

1. Based upon the manner in which the applicant will be using these lanes the board finds that it will not be adverse in intent of the zoning and will provide better movement use of the property without adverse consequences.

BZA 2025-8 – Variance (Additional Wall Sign)

1. With respect to BZA 2025 -8 this variance is with respect to signage and the board will grant the applicant's request for the additional wall sign on the back of the property which is comprised of a 2' by 2-1/2' logo which is attached to the directional entrance sign.

Based on the following findings of fact.

1. The board is granting this variance because it is a de minimis amount but otherwise the signage conforms in size and amount based on its location.

Mr. Gutoskey seconded the motion.

Vote: Ms. Gamble, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Soryal, aye.

Since there was no further testimony, the public hearing was closed at 8:55 P.M.

Respectfully submitted,

Brent Barr, Alternate
Ted DeWater
Devon Gamble, Alternate
Joseph Gutoskey
Michael Lamanna, Chair
Todd Lewis, Vice Chair
Emeil Soryal

Attested to by: Linda L. Zimmerman, Secretary
Board of Zoning Appeals

Date: September 18, 2025

AUDIO RECORDING ON FILE

Bainbridge Township, Ohio
Board of Zoning Appeals
August 21, 2025

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 8:55 P.M. by Mr. Michael Lamanna, Chair at the Bainbridge Township Service Department, 17800 Haskins Road. Members present were Ms. Devon Gamble, Alternate; Mr. Joseph Gutoskey; Mr. Todd Lewis and Mr. Emeil Soryal. Mr. Ted DeWater was absent. Mr. Steven Averill, Zoning Inspector, was present.

MINUTES

Ms. Gamble moved to adopt the minutes of the July 17, 2025 meeting as written.

Mr. Gutoskey seconded the motion.

Vote: Ms. Gamble, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Soryal, aye.

APPLICATIONS FOR NEXT MONTH

Application 2025-13 by Jim Kusa for Andrew and Michele Sand for property at 7050 Country Lane

The applicant is requesting area variance(s) for the purpose of constructing an addition. The property is located in a R-5A District.

Application 2025-14 by Simon Dobos for property at 8740 Washington Street

The applicant is requesting area variance(s) for the purpose of maintaining a detached accessory building. The property is located in a R-3A District.

Application 2025-15 by Michael J. Strano for property at 7970 Bainbridge Road

The applicant is requesting area variance(s) for the purpose of constructing an addition. The property is located in a R-3A District.

Since there was no further business, the meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Brent Barr, Alternate
Ted DeWater
Devon Gamble, Alternate
Joseph Gutoskey
Michael Lamanna, Chair
Todd Lewis, Vice Chair
Emeil Soryal

Attested to by: Linda L. Zimmerman, Secretary
Board of Zoning Appeals

Date: September 18, 2025