

# Board of Zoning Appeals

## January 14, 2021

**Members present:** Chairman, Phil Rooney; Kerry Trombley; Blaine Wells; Sarah Gillespie; and Scott Brecheisen.

Mr. Rooney called the meeting to order at 6:00 p.m. and the general rules were reviewed.

The following was introduced by Mr. Erik Adkins:

**Case Numbers: 60506-BA-20**  
**Address: 208 Lester Avenue**  
**Zone: R-3 Single Family, High Density**

Mr. Wells made a motion to remove the case from the table.

Mr. Trombley seconded the motion.

Motion removed from the table, 5-0.

Filed by Kimberly French, regarding a variance from section 1161.01.1(D)(2) of the City of Findlay Zoning Ordinance concerning an addition to a detached garage at 208 Lester Avenue. The applicant is proposing to construct a 17.5 X 20 addition to the existing garage in the rear yard 2.3-feet from the side yard property line. This section requires a 3-foot side yard setback.

The owner is proposing to add on to the existing detached continuing the existing building line. Being the building line was pre-established, the city is not opposed to the approval of the variance as requested.

Ms. Kimberly French, owner of 208 Lester Avenue, was sworn in. She stated ..... (inaudible).

Mr. Rooney asked if there are any communications on this case?

Mr. Adkins stated there were no correspondence on this case.

Mr. Wells made a motion to approve the requested variance subject to amending the current permit.

Ms. Gillespie seconded the motion.

Motion to approve the variance as requested, subject to amending the current permit, 5-0.

The following was introduced by Mr. Adkins:

**Case Number: BZA-01-2021-60558**  
**Address: 3441 N. Main Street**  
**Zone: I-1 – Light Industrial**

Filed by Valfilm LLC, regarding a variance from section 1141.07(A) of the City of Findlay Zoning Ordinance regarding the height of proposed silos at 3441 N. Main Street. The applicant is proposing to construct new 67-foot tall silos on-site. This section allows for a maximum height of 60-feet.

The owner is proposing to build new silos on site for raw storage in the rear of the property, near the building. In 2017, the owner was granted a variance for 14-feet above the allowable 60-foot height requirement. With precedence for the site being set per case number 55670-BA-17, the city does not oppose the granting of the variance as requested.

Mr. Jason Johnston, a Valfilm Supervisor, was sworn in. He stated there are twelve (12) existing silos and they want to build four (4) more that will be a little larger in diameter and a little taller at 67-feet. They will actually be 61-feet tall but they are requesting 67-feet to allow room for conduit, etc. He continued to speak..... (inaudible).

Mr. Trombley clarified there are eight (8) silos at 40-feet, but what do they store?

Mr. Johnston stated they store plastic resin pellets.

Mr. Trombley asked why are they wanting them to be taller instead of larger in diameter?

Mr. Johnston stated he is unsure of why that is the company's decision.

Mr. Trombley asked is there are any communications on this case?

Mr. Adkins stated there were a couple of communications on this case. We did receive a call from two (2) different men, but once they heard the scope of the project, they were okay with it. He also read into record an email received from Debbie Mercer, whom stated she is concerned the silos will impact the lighting in her house, and she continues to experience water run off during heavy rains into her front yard, which also carry the cigarette butts from the Valfilm workers, into her yard. She states, it is her opinion that Valfilm shouldn't hinder her view from the front of her property which has already been significantly impacted.

Mr. Wells asked what her address is?

Mr. Adkins stated her address is 125 Rutherford. Her view is looking at the addition that is already there. The new silos will be behind that addition.

Mr. Wells stated the new silos will not further impede her view., correct?

Mr. Johnston stated, that is correct.

Mr. Trombley asked if there will be lighting on the top of the silos and if the light will be facing downward instead of outward?

Mr. Johnston stated the lighting will be very minimal and will face downward..... (inaudible).

Mr. Trombley stated he doesn't feel that any of the neighboring residents will be impacted by the silos and they won't even see them.

Mr. Wells made a motion to approve the requested variance with the proper permits within 60 days. He suggested that Valfilm reach out to the neighbor that has grievances and try to address the complaints with her.

Mr. Trombley seconded the motion.

Motion to approve the variance as requested, subject to obtaining the required permits within 60 days, 5-0.

The December 10, 2020 meeting minutes were approved.

The meeting was adjourned.



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Chairman



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Secretary