

CITY OF VANDALIA  
May 3, 2021  
Workshop 5:30 p.m.  
Meeting 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/81150292149>

Meeting ID: 811 5029 2149

One tap mobile: 1-301-715-8592,81150292149#

1. Call to Order
2. Moment of Reflection
3. Pledge of Allegiance to the Flag
4. Approval of Previous Meeting Minutes:
  - A. Council Study Session Minutes: April 19, 2021
  - B. Council Meeting Minutes: April 19, 2021
5. Communications, Petitions and Awards: None
6. Public Hearing: None
7. Comments from Interested Citizens
8. CITY MANAGER'S REPORT
  - A. Information Items: None
  - B. Action Items:
    1. **Ohio Department of Liquor Control:**

Ohio Department of Liquor Control has notified the city of an application for transfer of corporate stock ownership at Scene 75 Entertainment Center, LLC, 6196 Poe Avenue, Suite B.

9. Old Business: None

10. Resolutions:

A. **21-R-30 A Resolution Awarding The Bid For Removal And Replacement Of Certain Curbs And Sidewalks Requested By Development And Engineering Services, To Coate Construction LLC At The Lowest And Best Bid Price Of \$246,081.00**

B. **21-R-31 A Resolution Accepting The Dedication Of Public Right-Of-Way**

11. Ordinances – First Reading:

A. **21-10 An Ordinance Approving The Editing And Inclusion Of Certain Ordinances And A Resolution As Parts Of The Various Component Codes Of The Codified Ordinances; Providing For The Adoption And Publication Of New Matter In The Updated And Revised Codified Ordinances; And Repealing Ordinances And Resolutions In Conflict Therewith**

12. Ordinances – Second Reading: None

13. Ordinances – Emergency: None

14. Reports from Boards and Commissions:

**A. Variance: Wheel Stop Devices - 1090 W National Road**

Enclosed is a memorandum from Mr. Marlow wherein the applicant, Van Con General Contractor, is requesting a variance to allow the construction of a new 16,000 SF vehicle sales office and service facility without installing wheel stop devices for 54 existing parking spaces. The Code requires that wheel stops be installed to prevent any part of a parked vehicle from extending beyond the edge of the parking area. The Board of Zoning Appeals voted 5-0 to recommend approval of this request.

**B. Variance: Perimeter Landscaping - 1090 W National Road**

Enclosed is a memorandum from Mr. Marlow wherein the applicant, Van Con General Contractor, is requesting a variance to allow the construction of a 16,000 SF vehicle sales office and service facility without installing landscaping around the perimeter of the vehicular use area in the rear yard. The Applicant is proposing to install perimeter landscaping along the front and side parking areas as required, however is requesting the variance to eliminate the requirement for 159 shrubs to be planted in the rear yard. The Board of Zoning Appeals voted 5-0 to recommend approval of this request.

**C. Variance: Right-of-Way Screening - 1090 W National Road**

Enclosed is a memorandum from Mr. Marlow wherein the applicant, Van Con General Contractor, is requesting a variance to allow a 5.5-foot wide setback, with no landscape screening, between the public right-of-way and an adjacent vehicular use area. The Code requires a 10-foot-wide landscape buffer area with a 3-foot continuous evergreen hedge. The Board of Zoning Appeals voted 3-1 to recommend approval of the request with one abstention.

**D. Variance: Curb Opening - 1090 W National Road**

Enclosed is a memorandum from Mr. Marlow wherein the applicant, Van Con General Contractor, is requesting a variance to allow two curb openings on an interior lot. The Code limits each interior lot to one curb opening. The Applicant is proposing to construct two 30-foot wide curb cuts with a separation of approximately 90-feet. The property has an existing curb opening that would be removed as part of this development. The Board of Zoning Appeals voted 4-1 to recommend approval of this request.

**E. Variance: Parapet Wall - 1090 W National Road**

Enclosed is a memorandum from Mr. Marlow wherein the applicant, Van Con General Contractor, is requesting a variance to allow the construction of a 16,000 SF vehicle sales office and service facility without providing a parapet wall on the east, west,

and south facing building facades of the proposed flat roof building. The Code requires that all sides of a building that are visible from the public street or an adjacent residential district incorporate architectural detailing on all facades in a manner consistent with the front facing façade. Additionally, the Code requires that flat roofs be concealed by a three dimensional cornice. The Applicant is proposing to construct a parapet wall only on the north facing façade but without the necessary three-dimensional cornice treatment. The Board of Zoning Appeals voted 5-0 to recommend approval with one condition.

**F. Variance: Windows - 1090 W National Road**

Enclosed is a memorandum from Mr. Marlow wherein the applicant, Van Con General Contractor, is requesting a variance to allow the construction of a 16,000 SF vehicle sales office and service facility without installing windows on the east and west building facades that occupy at least 25% of the total wall area. The Code requires that building elevations which are visible from a public street contain windows occupying at least 25% of the wall area, however the Applicant is proposing to install windows that comprise 4.5% of the east and west facing facades. The Applicant will comply with the 25% window requirement on the front facing façade. The Board of Zoning Appeals voted 5-0 to recommend approval subject to one condition.

**G. Variance: Residential Screening - 1090 W National Road**

Enclosed is a memorandum from Mr. Marlow wherein the applicant, Van Con General Contractor, is requesting a variance to allow an outdoor display, storage, and sales facility without providing full screening of the facility from an adjacent residential district. The Code requires that all outdoor display, storage, and sales facilities be screened to their full height from view when adjacent to residential districts. The Applicant is proposing a 60-foot-wide green space buffer and maintains a 6-foot-tall privacy fence between the vehicular use area and the rear property line, however the outdoor display will still be visible to the adjacent residential district. The Board of Zoning Appeals voted 5-0 to recommend approval of this request with one condition.

H. Planning Commission Minutes: March 23, 2021

15. Council Comments

16. Executive Session - The purpose of the Executive Session is to hold discussions with the City Attorney concerning disputes that are the subject of pending court action.

17. Adjournment