



City of Germantown, Ohio Board of Zoning Appeals

MINUTES OF MEETING HELD ON July 14, 2025

(Prepared on July 21, 2025)

The Board of Zoning Appeals (BZA) met in regular session on July 14, 2025 at 7:00 p.m. in the City Building Council Chambers.

Meeting Summary:

Two BZA cases were heard on July 14, 2025 by the City of Germantown BZA. The first case was CU #25-03 for a Home Occupation (Trailer Rental and temporary use of driveway) at 300 Lindell Drive, which is a Conditional Use. The second case was CU #25-04 for a Home Occupation (Home Bakery) at 246 South Cherry Street.

Members Present:

The following members were present at the Call to Order: Mr. Treiber; Mrs. Izor; Mr. Dalton; Mrs. Spencer, and Mr. Jones.

Members Absent:

The following members were not present at the Call to Order: Mr. Herner.

Also Present:

Also present were Chad Adkins, the City Planner and several visitors (See sign-in sheet).

Excuse Absent Members:

Mr. Herner.

Opening Discussion:

Mrs. Izor started the meeting and asked to clarify the wording on the meeting agenda for CU #25-03, and to change "hulling" to "trailer rental" which accurately reflects the home occupation. This was agreed upon by the Planning Commission and Mr. Adkins.



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Consider Approval of the Meeting Minutes of the June 9, 2025 BZA Meeting

Mrs. Izor opened the discussion on the meeting minutes from the June 9th BZA meeting. With no discussion, Mr. Dalton moved to approve the minutes and Mr. Treiber seconded. All in favor, unanimous approval of the meeting minutes at 7:02 p.m.

Public Hearing CU #25-03:

Mrs. Izor stated the Board would hear Conditional Use Application CU #25-03 for a Home Occupation, made by Isaac and Ashley Hull at 300 Lindel Drive. This case was tabled at the June BZA meeting.

Applicant Presentation

Mr. Hull provided an overview of his trailer rental business and reiterated that he has leased an off-site location for the primary storage of the three trailers. Mr. Hull still desires to use his residence on a short-term basis for minor maintenance and added security. Mr. Hull stated that he has not had any trailers at his house since the application process began.

Staff Summary

Mr. Adkins stated the zoning is R-1 and the Home Occupation is a secondary business for Mr. Hull. Mr. Adkins stated that the applicant is requesting to use his driveway for one trailer at a time.

Mr. Adkins provided a review of the Zoning Code, which states specific requirements for storage of commercial vehicles and trailers in residential areas, which requires any storage to be done inside of an enclosed building. Mr. Adkins stated the following potential conditions of approval for discussion purposes by the BZA:

1. No more than one trailer stored in the driveway at a time.
2. Limit of no more than 12 hours overnight per week.
3. Maintenance is limited to: Battery Changing; Tire Rotations; Greasing and Lubrication; & Preventative Maintenance:
 - a. No painting
 - b. No major repairs involving additional heavy equipment
 - c. No outside storage of parts or tools

The Public Hearing opened at 7:08 p.m.



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Proponents Recognized

None.

Opponents Recognized

None

Close Public Hearing

Mrs. Izor closed the Public Hearing at 7:09 p.m.

Deliberation & Decision

Mr. Treiber asked Mr. Hull if there are power tools used for the maintenance of the trailers. Mr. Hull stated that he typically uses a 20 volt impact wrench and states that the trailer batteries take 45 minutes to charge. Mr. Treiber stated that the use of tools should be limited and asked the board to consider adding language that limits maintenance to normal business hours.

Mrs. Izor stated that residents are concerned about the potential for hazardous materials in the trailers. Mr. Hull confirmed that the trailers are cleaned before they arrive at 300 Lindell Avenue, and that he does not allow the use of his trailers for toxic chemicals or materials.

Mrs. Izor asked the BZA if there are additional conditions for consideration? None.

Motion:

Mrs. Izor moved to approve CU #25-03 with the following conditions:

1. No more than one trailer stored in the driveway at a time.
2. Limit of no more than 12 hours overnight per week.
3. Maintenance is limited to: Battery Changing; Tire Rotations; Greasing and Lubrication; & Preventative Maintenance:
 - a. No painting
 - b. No major repairs involving additional heavy equipment
 - c. No outside storage of parts or tools

Mr. Dalton seconded the motion. Mr. Adkins called the vote:

- Mrs. Izor, Yes.
- Mr. Dalton, Yes.
- Mrs. Spencer, Yes.
- Mr. Trieber, Yes.



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- 4- Yes, 0- No. MOTION APPROVED.

Public Hearing CU #25-04:

Mrs. Izor stated the Board would hear Conditional Use Application CU #25-04 for a Home Occupation made by Lisa Duncan at 246 South Cherry Street. The Home Occupation is for the use of the property for a home-based cottage bakery.

Applicant Presentation:

Ms. Duncan stated that her home bakery operates under Ohio's Cottage Food Laws and provides baked goods for local pick-up a couple of days a week. There is no new traffic generated and many local folks will bike to 246 South Cherry Street.

Staff Summary:

Mr. Adkins provided a summary of the staff report and the requirements for Home Occupations. Mr. Adkins stated that this request for a home bakery meets the requirements for Home Occupations.

Proponents Recognized:

None.

Opponents Recognized:

None.

Close Public Hearing:

Mrs. Izor closed the public hearing at 7:17 p.m.

Deliberation & Decision:

Mr. Treiber stated that the parking provided at 246 South Cherry Street is only for three cars and there does not appear to be much room for additional parking. It was agreed that this meets the code and on-street parking is available. It was agreed upon that a condition for approval would be that if there are any complaints, the Conditional Use could be revoked. Mr. Adkins stated that any Home Occupation can be revoked if there are complaints or unforeseen issues that result from the approved Home Occupation.



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Mr. Jones asked if there is a self-serve cart provided for items to be picked up. Ms. Dalton confirmed that she does have a cart and it has routine hours from 9:00 a.m. to 4:00 p.m. on Saturdays only.

Mrs. Izor moved to approve without conditions and Mr. Dalton seconded.

- Mr. Trieber, Yes.
- Mrs. Izor, Yes.
- Mr. Dalton, Yes.
- Mr. Herner Yes.
- 0- No, 4- Yes. MOTION APPROVED at 7:22.

Adjournment:

Mrs. Izor closed the meeting at 7:24.

If you have any questions please contact Chad Adkins: chadkins@germantown.oh.us

End of Staff Report