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**Board of Zoning Appeals**  
**Meeting Minutes | November 15, 2022 | 6PM**

Mr. Warnimont called the meeting to order and asked Ms. Moore to call roll.

Present: Mr. Warnimont, Ms. Wilker, Mr. Biniker, Mr. Irwin, and Mr. Goodell  
Absent: Mr. Miller

**Pledge of Allegiance**

Mr. Warnimont asked for cell phones to be silenced and asked that those that need to make calls step to the foyer for those calls. Any discussions should be taken to the foyer as the sound system is sensitive.

Mr. Warnimont asked for a motion to approve the November 15, 2022 Meeting Agenda. ***Mr. Biniker moved to approve the agenda; Mr. Goodell seconded. YES – Mr. Biniker, Mr. Goodell, Ms. Wilker, Mr. Warnimont. ABSTAIN – Mr. Irwin. Motion carried.***

Mr. Miller asked for a motion to approve the September 20, 2022 Meeting Minutes. ***Ms. Wilker moved to approve the minutes; Mr. Goodell seconded. YES – Ms. Wilker, Mr. Goodell, Mr. Biniker, and Mr. Warnimont. ABSTAIN – Mr. Irwin. Motion carried.***

Mr. Warnimont asked all those who intend or think they might need to make a presentation to stand and be sworn in; he subsequently swore all those in.

**Application 2022-0086 | conditional use | Valvoline Instant Oil Change | 10662 Fremont Pike**

Valvoline LLC, requests approval of conditional use for proposed motor vehicle repairs (Valvoline Instant Oil Change) at 10662 Fremont Pike. Property is zoned C-2 Community Business District and located within the State Route 20/23 Overlay District. Part of Wood County Parcel No. [P60-400-090101018000](#). [Article IV. Land Uses](#) | [Article VII, Section O. Motor Vehicle Service Stations and Repairs](#) | 12. Motor Vehicle Repair – Light

Ms. Robin Peck, Preconstruction Project Manager for Valvoline LLC, spoke to the request. Ms. Peck indicated they were seeking conditional use approval for the planned Valvoline Instant Oil Change. Ms. Peck reported their site plan was approved on Monday, November 14, 2022. Ms. Peck offered to answer any questions the Board members may have. Mr. Irwin asked about building structure and setbacks. Ms. Peck indicated setbacks were within parameters of approved development and design would follow French Quarter feel. Ms. Wilker asked about vehicle stacking. Ms. Peck indicated there were three service bays, each included three stacking spaces in addition to service bay. Ms. Peck reported an oil change typically takes ten minutes; she noted the site provided good circulation and the ability to escape the stacking area. Mr. Warnimont asked about parking. Ms. Peck indicated they had satisfied the parking requirements. Mr. Irwin questioned how many employees. Ms. Peck suggested 15 to 25 employees, some part-time and full-time. Typical hours of operation Monday to Friday 8am-8pm, Saturday 8am-5pm,

and Sunday 10am-5pm.

Mr. Warnimont opened the floor for discussion among members or a motion. ***Mr. Biniker moved to accept Application 2022-0086; Mr. Goodell seconded the motion. YES – Mr. Biniker, Mr. Goodell, Mr. Irwin, Ms. Wilker, and Mr. Warnimont. Motion carried.***

With no other business, Mr. Warnimont asked for a motion to adjourn. **Ms. Wilker moved to adjourn; Mr. Goodell seconded. All yes. Meeting adjourned.**

Respectfully submitted,  
Kelly Moore