



MEETING AGENDA

June 16, 2026 @ 6:00pm

Call to Order Mr. Warnimont, Chair

Roll Call Mr. Warnimont, Mr. Grimm, Mr. Biniker, Mr. Stange, and Mr. Williamson
Mr. Britten (A), Mr. Kujawa (A)

Pledge of Allegiance

Approval of Meeting Agenda June 16,, 2026

Action taken: _____
1st _____ 2nd _____

Approval of Meeting Minutes May 19, 2026

Action taken: _____
1st _____ 2nd _____

Public Hearing

Swearing in of all those who wish to testify or make statements before the Board of Zoning Appeals. "Do you hereby swear and affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?"

1. **2026-0038** (variance) Jack Meaney, GBC Design, Inc., on behalf of Chick-fil-A, Inc., 10315 Fremont Pike, requests variance from [Article IX. Off-Street Parking & Loading Requirements](#) to accommodate modifications to drive-thru and parking lot. The project includes addition of a second drive-thru lane. The proposed parking lot changes would reduce the total number of parking spaces by 5, resulting in 54 spaces where 58 are required. Property is zoned C-2 Community Business District and located within the State Route 20/23 Overlay District. Parcel No. [P60-400-026105001001](#) (1.32 ac).

Action taken: _____
1st _____ 2nd _____

2. **2026-0041** (variance) Gary Britten & Rebecca Furguson Britten, 10700 Roachton Road, requests variance approval to construct a new single-family dwelling to the rear of an existing accessory structure. Per [Article VII, Section B.2.b.\(2\)](#) "No accessory structures shall be permitted in a lot's front yard. A detached accessory structure shall not be located closer to the road right-of-way than the principal structure". Property is zoned A-1 Agricultural. Parcel No. [P60-400-160000041501](#)

Action taken: _____
1st _____ 2nd _____

3. **2026-0044** (*variance*) Bradley Fox, 28827 Georgia Road, requests variance from [Article IX, Section B.4.d.](#) which states "no driveway shall be closer than four (4) feet to a property line." Applicants propose installing a driveway nineteen (19) inches from property line, where a minimum setback of four (4) feet is required. Property is zoned R-2 Suburban Residential District. Parcel No. [P60-300-704401030000](#).

Action taken: _____

1st _____ 2nd _____

4. **2026-0046** (*conditional use*) Erik Kluge, 29831 E. River Road, requests conditional use approval for animal (poultry) husbandry. Per [Article VII, Section C.2.](#) "Dairying, pasturage, and animal husbandry are conditional uses subject to approval of the Board of Zoning Appeals...". Property is located within Inwood Estates (Inlot 2) and zoned R-1 Rural Residential District. Parcel No. [P60-300-721102018000](#) (1.37 ac).

Action taken: _____

1st _____ 2nd _____

Adjournment

Action taken: _____

1st _____ 2nd _____