

**Board of Zoning Appeals Minutes
Board Meeting**



June 17, 2026

VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com
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CALL TO ORDER

Present	Excused
Chris O'Quin Michael Percy William Smith Luisa Gantt	Samantha Ramsier Curtis Adams Cynthia Cunningham

City Development Services Manager Lacie Blankenhorn; City Inspector Scott Zimmerman; City Clerk Zac Sherman
 Cheryl Splain, Morgan Giles, John Gordon, Lenny Snell.

MINUTES APPROVAL

Board of Zoning Appeals Minutes March 18, 2026

Smith made a motion to accept the minutes from the March 18, 2026 Board of Zoning Appeals meeting. O'Quin seconded. Accepted by unanimous voice vote.

BZA FILES

2026-BZA-02 - 814 Coshocton AVE - Variances for Automotive Fuel Station

John Gordon (sworn in): The goal is to build a new store at Coshocton Ave. The first variance is on the pumps. The location of pumps will be further from Coshocton than they currently are. Will eliminate the entrance on Coshocton that is nearest to the light. The second request is for the building setback. One corner of the building will be in the twenty-foot setback to allow for 24-foot space for parking spots from the road. The variance for screening is because there is no room for landscaping in addition to screening. The canopy is less than one-hundred feet from the nearest property line. A variance will be needed to reduce that distance requirement. Dumpsters will be enclosed and access to Vernadale will be shortened/clarified.

Lenny Snell (sworn in) owns the property adjacent. He is in favor of the variances, and doesn't have objections to them.

Blankenhorn received no other communications regarding the appeal, other than one from Mr. Snell, who she connected with Mr. Gordon.

ROLL CALL VOTE	Motion to Approve as Presented
RESULT:	Adopted [4 TO 0]
MOVER:	William Smith
SECONDER:	Chris O'Quin

AYES:	Chris O'Quin, Michael Percy, William Smith, Luisa Gantt
NAYS:	None

ADJOURN

O'Quin made a motion to adjourn. Gantt seconded. Adjourned at 5:46 p.m.



Item: 2026-BZA-02 - 814 Coshocton AVE -
Variances for Automotive Fuel Station

ITEM REPORT

To: Board of Zoning Appeals

From: Lacie Blankenhorn, Development Services Manager

Meeting Date: June 17, 2026

Department/Office: Board of Zoning Appeals

Item Name: 2026-BZA-02 - 814 Coshocton AVE - Variances for Automotive Fuel Station

Summary:

Applicant requests assorted variances to construct a new automotive fuel station.

Recommended Action:

- Motion to approve as presented; or
- Motion to approve as amended; or
- Motion to deny

Attachments:

1.	2026.05.14 Variance Application
2.	Aerial Image - 814 Coshocton AVE