



City of Germantown, Ohio Board of Zoning Appeals

MINUTES OF MEETING HELD ON MARCH 9, 2026

(Prepared on April 9, 2026)

The Board of Zoning Appeals (BZA) met in regular session on March 9, 2026, at 7:00 p.m. in the City Building Council Chambers.

Meeting Summary:

Three BZA cases were heard on December 9, 2025, by the City of Germantown BZA. The three cases are V26-01 (Royal Ridge Court) front yard setback for a new single-family home; V26-02 (N Cherry Street) front yard setback for an accessory structure; and CU26-01 (Hickory Point Drive) conditional use for a home occupation for a mobile food vendor.

Members Present:

The following members were present at the Call to Order: Mrs. Izor, Mr. Trieber, Mr. Dalton, Mrs. Spencer, Mr. Herner, & Mr. Jones.

Members Absent:

None.

Also Present:

Also present were Chad Adkins, the City Planner and several visitors from the public.

Excuse Absent Members:

None.

Opening Discussion:

Mrs. Izor started the meeting by introducing the cases followed by the roll call.



City of Germantown, Ohio Board of Zoning Appeals

Public Hearing V #26-01:

Mrs. Izor stated the board would hear V #26-01 for a variance to allow a 25-foot front yard setback for a new single-family residential dwelling at 44 Royal Ridge Court.

Applicant Presentation

Mr. Burris stated that he purchased the property to build a single-family residence. The 35-foot setbacks do not leave much room for buildable area. Mr. Burris confirmed the house will be 1,804 square feet and is approved by the HOA.

Mrs. Izor asked for the staff summary.

Staff Summary

Mr. Adkins provided the staff summary with visuals on the screen to illustrate the property and the site plan for the proposed home. Mr. Adkins reviewed the site plan and setbacks, the odd layout of this parcel, and then reviewed the overall development pointing out the variety of setbacks that exist due to the road alignments and curvilinear roads. Mr. Jones pointed out that the small cul-de-sacs create the odd geometry.

Mrs. Izor opened the Public Hearing at 7:13 p.m.

Proponents Recognized

None

Opponents Recognized

Mrs. Scharf of 48 Royal Ridge Court questioned the drainage of the lot which goes to the east towards 40 Broadhill Place. There is concern that the drainage will cause flooding on the adjacent properties, 48 Royal Ridge Court and 40 Broadhill Place.

Mr. Jones stated that the entire development had to be engineered for full build-out of every lot.

Mrs. Izor stated that the builder of the proposed home should ensure there will not be any drainage issues on any adjacent property due to the construction of the proposed home at 44 Royal Ridge Court.

Close Public Hearing

Mrs. Izor closed the Public Hearing at 7:20 p.m.



City of Germantown, Ohio Board of Zoning Appeals

Deliberation & Decision

Mr. Trieber asked about the apartments to the east and it was noted there is a dumpster enclosure for the apartments on Candlewood Court. There was a short discussion about the overall configuration subdivision which creates some odd-shaped parcels.

Motion:

Mrs. Izor moved to approve V #26-01 without conditions. Mr. Trieber seconded the motion. Mr. Adkins called the vote:

- Mrs. Izor, Yes.
- Mrs. Spencer, Yes.
- Mr. Trieber, Yes.
- Mr. Herner, Yes.
- Mr. Dalton, Yes.
- 5- Yes, 0- No. MOTION APPROVED.

Public Hearing V #26-02:

Mrs. Izor stated the board would hear V #26-02 for a variance to allow a reduced front yard setback for an accessory structure at 146 N. Cherry Street.

Applicant Presentation

Mr. Hunt stated the proposed 24' x 30' shop is for hobbies and that the five parcels are being consolidated as required. Mr. Hunt noted his desire to add another driveway and stated that he did not share this on the application before the meeting. Mr. Adkins stated that this drive way and curb-cut is not approved and that has not been reviewed. Mr. Adkins stated that this hearing is for the reduced front yard setback for an accessory structure, and additional details would need to be worked out if the BZA approves the reduced setback. (The driveway has since been declined and determined not an option based on coordination with staff).

Mrs. Izor asked for the staff summary.

Staff Summary

Mr. Adkins provided the staff review with visuals for the property, the five parcels, and the site plan for the proposed garage / workshop. Mr. Adkins noted the context and how the proposed garage will help maintain the framed streetscape.



City of Germantown, Ohio Board of Zoning Appeals

Mrs. Izor opened the Public Hearing at 7:32 p.m.

Proponents Recognized

Mr. Ortega Hobson lives across the street and spoke in favor.

Opponents Recognized

None.

Close Public Hearing

Mrs. Izor closed the Public Hearing at 7:34 p.m.

Deliberation & Decision

Mrs. Izor clarified that this is not for business use of any kind and this was confirmed by Mr. Hunt.

Motion:

Mr. Dalton moved to approve V #26-02 without conditions. Mr. Trieber seconded the motion. Mr. Adkins called the vote:

- Mrs. Izor, Yes.
- Mrs. Spencer, Yes.
- Mr. Trieber, Yes.
- Mr. Herner, Yes.
- Mr. Dalton, Yes.
- 5- Yes, 0- No. MOTION APPROVED.

Public Hearing CU #26-01:

Mrs. Izor stated the board would hear CU #26-01 for a Conditional Use to allow a Home Occupation for Be Still and Chill Shaved Ice at 94 Hickory Pointe Drive.

Applicant Presentation

Megan and Timothy Johnson spoke about how they bought the shaved ice trailer and fixed it up. The trailer was kept at a barn in the township and opened in 2025 with several successful events. In 2026, they plan to do more events and will need to bring the trailer to their home for prep before and cleaning after events. They confirmed this is on a temporary basis only and that the HOA reviewed last week and approves.

Mrs. Izor asked for the staff summary.



City of Germantown, Ohio Board of Zoning Appeals

Staff Summary

Mr. Adkins provided the staff summary and noted that the application states compliance with the requirements for a Home Occupation. Mr. Adkins noted that this appears to be in-line with a home occupation.

Mrs. Izor opened the Public Hearing at 7:47 p.m.

Proponents Recognized

None.

Opponents Recognized

None.

Close Public Hearing

Mrs. Izor closed the Public Hearing at 7:48 p.m.

Deliberation & Decision

Mrs. Izor asked if there are any additional employees or business events at their residence. Mr. and Mrs. Johnson stated there are no additional employees and that they do not do business at their residence.

Mr. Treiber abstained from the hearing due to his involvement on the Hickory Point HOA, but stated the HOA has a 24-hour limit for trailers to be parked in driveways.

Ms. Izor asked how often they have events. Mr. Johnson stated they could do a maximum of two to three events per month (1-2 days per event) with four events planned for July. Mr. Johnson stated this is a side business and for fun.

Mr. Herner asked about chemicals used in cleaning and it was confirmed that standard household cleaners are used for mainly wiping down. There are only freezers, no fryers or heating elements of any kind and the messes are usually sticky and not major cleanup is needed.

Mrs. Izor asked about the 24-hour limit, and Mr. Dalton stated 48 hours is a lot of time. It was also noted that the preparation is before an event and the cleanup is after the event, so the trailer will come and go and come back before being stored in the barn.



City of Germantown, Ohio Board of Zoning Appeals

Motion:

Mrs. Izor moved to approve V #26-02 with the condition that the mobile food vendor trailer can only be parked on the driveway of 94 Hickory Pointe Drive for 24 hours at one time, aligning to the HOA rules and regulations.

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

- Mrs. Izor, Yes.
- Mrs. Spencer, Yes.
- Mr. Trieber, Abstained.
- Mr. Herner, No.
- Mr. Dalton, Yes.

3- Yes, 1- No. MOTION APPROVED.

President & Vice President

The BZA voted Ms. Izor for President and Mr. Treiber for Vice (both accepted).

Bylaws

The BZA would like to discuss updates for next year. There are minor adjustments recommended and it was noted that Legal would need to be involved in any updates.

Mrs. Izor moved to approve the bylaws and Mr. Treiber seconded.

Consider Approval of the Meeting Minutes of the December 8, 2025, BZA Meeting

Mrs. Izor moved to approve the minutes as drafted and Mr. Dalton seconded. All in favor vote, unanimously approved.

Adjournment:

Mrs. Izor closed the meeting at 7:58 pm.

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

End of Staff Report