

**BOARD OF ZONING APPEALS**  
**MINUTES OF MEETING HELD APRIL 14, 2025**

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

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

None.

**ALSO PRESENT:**

Also present were Jeff Jones, Council Liaison; Kelli Novak, Zoning Officer and several visitors.

**ORGANIZATION:**

**MOTION:** Mr. Trieber moved to appoint Whitney Izor as Chairperson.

VOICE VOTE ON MOTION. ALL IN FAVOR. MOTION CARRIED.

**MOTION:** Mrs. Izor moved to appoint Mr. Trieber as the Vice Chairperson.

VOICE VOTE ON MOTION. ALL IN FAVOR. MOTION CARRIED.

**APPROVAL OF BY-LAWS:**

Mrs. Izor stated that each year we have approval of the By-Laws, which is the instrument that is used to run the meeting and the internal rules and regulations for the Board.

**MOTION:** Mr. Treiber motioned to approve the By-Laws.

VOICE VOTE ON MOTION. ALL IN FAVOR. MOTION CARRIED.

**APPROVAL OF MINUTES:**

The Board reviewed the October 14, 2024 meeting minutes.

**MOTION:** Mr. Treiber moved to approve the October 14, 2024 minutes as submitted.

VOICE VOTE ON MOTION. ALL IN FAVOR. MOTION CARRIED.

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**PUBLIC HEARING:**

Mrs. Izor stated the Board would hear Conditional Use Application #CU 25-01, made by Kile and Shelly Genslinger to allow a home occupation-daycare company at 279 South Main Street.

**Applicants Presentation:**

Kile and Shelly Genslinger stated that they currently run a daycare out of their home. They would like to continue to do so since this is a source of income for their family. The daycare is operated from 6:30 a.m. to 5:00 p.m., they have no more than 7 kids at a time. They allow the children to play outside, do craft projects and they provide meals for them. Parents depend on our services for a safe environment for their children. He also provided the Board with letters from residents supporting his application.

**Staff Summary:**

Mrs. Novak stated that the proposed use is in a C-2 commercial district. This daycare has been in operation for several years. We have received several letters from neighbors both for and against the proposed home occupation. We have comments from the fire chief and the police chief stating that they will need to follow all local, state and federal laws pertaining to home daycare. They will also need to complete tax forms for the city income tax. This would be consistent with other home occupations currently operating in the city.

The Public Hearing opened at 7:11 p.m.

**Proponents Recognized:**

None. The board was provided with several letters from residents

**Opponents Recognized:**

None. The board was provided with several letters from residents

**Final Statement of Staff:**

None.

**Final Statement of Appellant:**

The Genslingers reiterated that this is a source of income for their family and many families depend on them.

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**Close Public Hearing:**

Mrs. Izor closed the Public Hearing at 7:12 p.m.

**Deliberation and Decision:**

The Board discussed the proposed application. They asked the applicant additional questions about how many children are in the home at one time. The applicant replied that it depends, 6-8 children if after school or in the summer.

**MOTION:** Mrs. Izor moved to approve Conditional Use Application #CU 25-01, made by Kile and Shelly Genslinger to allow a home occupation-daycare company at 279 South Main Street with the understanding that all state, federal and local codes are followed, including zoning and building codes.

ROLL CALL: Mr. Treiber, no; Mr. Herner, no; Mrs. Izor, yes; Mrs. Spencer, yes; and Mr. Dalton, yes.. 3-yes, 2-no. **MOTION CARRIED.**

Mrs. Izor stated the Board would hear Conditional Use Application #CU 25-02, made by Nicole and Aaron Holland to allow a home occupation-hair salon company at 500 East Center Street.

**Applicants Presentation:**

Nichole Holland stated they would like to have a hair salon. She proposes having clients at her home three days a week from 2-9 p.m. Their current driveway is large and would accommodate client parking. The salon would not bother any surrounding neighbors, and the additional traffic would be minimal. Applicants are required to complete forms for the city tax department.

**Staff Summary:**

Mrs. Novak stated that the proposed use would be on a street that is not heavily traveled and parking on the applicant's property is adequate. The nature of the proposed business would not bother surrounding neighbors. We have received several letters/comments from neighbors both for and against the proposed home occupation. We have comments from the fire chief and the police chief stating that they will need to follow all local, state and federal laws pertaining to hair salons. They will also need to complete tax forms for the city income tax department. This would be like other home occupations currently operating in the city. Staff would recommend approval of this request.

The Public Hearing opened at 7:37 p.m.

**Proponents Recognized:**

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The board was provided with letters/comments from residents.

Baker, 550 East Center Street, stated the applicants are very respectful of their neighbors and felt that not only would they obey the laws, their clients would as well. Their driveway is right across from Coleman Street, so they would not be driving a long distance on East Center Street.

Holland, 500 East Center Street, stated that it is a public street and does not feel that his wife's clients would increase the traffic. Their driveway is large and can accommodate parking. Their driveway is almost directly across from Coleman Street.

Rogers, 525 Dayton Pike, does not feel this proposed business would bother any of the neighbors. Traffic should not be a concern since Coleman Street dead ends into their driveway. It would add minimal traffic to the neighborhood.

**Opponents Recognized:**

The board was provided with letters/comments from residents.

Blevins, 460 East Center Street, has lived there for several years and has concerns with the traffic. Many people walk in the area and Coleman Street is a very narrow and busy street. With the hours of service, the children will be walking from bus stops, and she has concerns about the extra traffic in the area.

Mullin, 450 East Center Street, has lived there for 34 years and it is a very quiet street. She does not feel it is necessary to have a salon in their home. Clients can go to her regular salon to get services.

**Final Statement of Staff:**

None.

**Final Statement of Appellant:**

Mrs. Holland stated that her business would not interfere with the neighbors. Parking would be on her own property. She really likes what she does and would like to continue doing it in her home.

**Close Public Hearing:**

Mrs. Izor closed the Public Hearing at 7:46 p.m.

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**Deliberation and Decision:**

The Board discussed the proposed application. They asked the applicant additional questions regarding the days and times of the business. The location of the salon would be in the front of her home in the garage. Additional cars/traffic should not be more than if a neighbor would have a party or a book club event

**MOTION:** Mrs. Izor moved to approve Conditional Use Application #CU 25-02, made by Nichole and Aaron Holland to allow a home occupation- hair salon company at 500 East Center Street with the understanding that all state, federal and local codes are followed, including zoning and building codes. Applicants are required to complete forms for the city tax department.

ROLL CALL: Mr. Treiber, yes; Mr. Herner, yes; Mrs. Izor, yes; Mrs. Spencer, yes; and Mr. Dalton, yes. 5-yes, 0-no. MOTION CARRIED.

**EXCUSE ABSENT MEMBERS:**

None.

**ADJOURNMENT:**

There being no further business to conduct, Mr. Trieber motioned to adjourn the meeting.

The meeting adjourned at 8:02 p.m.

Respectfully Submitted,

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Kelli R. Sanders-Novak  
Clerk of Council