



# City of Germantown, Ohio Board of Zoning Appeals

## MINUTES OF MEETING HELD ON NOVEMBER 10, 2025

(Prepared on November 19, 2025)

The Board of Zoning Appeals (BZA) met in regular session on November 10, 2025, at 7:00 p.m. in the City Building Council Chambers.

### Meeting Summary:

BZA case CU #25-07 was heard on November 10, 2025, by the City of Germantown BZA for a Conditional Use (Home Occupation) for a home-based lawn care and landscaping business (Pierre & Co Lawn Solutions). The property would provide a home office for the business, with parking and storage for the truck, an enclosed trailer, and equipment on the property in compliance with the Zoning Code and Property Maintenance Code.

### Members Present:

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

### Members Absent:

Mrs. Spencer was excused.

### 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 case followed by the roll call.



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### Public Hearing CU #25-07:

Mrs. Izor stated the board would hear CU #25-07 for a Home Occupation made by Saxton Greer at 803 Dayton Germantown Pike. Mrs. Izor asked for the applicant presentation.

#### *Applicant Presentation*

Mr. Greer stated that the application is for the lawn care and landscaping business to run out of his home. Mr. Greer does not anticipate any impact on his neighbors, as he leaves early in the morning and returns in the late afternoon or early evening. He has a truck and enclosed trailer, and there will be no work done on his property. He does not anticipate any disturbance.

Mrs. Izor asked for the staff summary.

#### *Staff Summary*

Mr. Adkins provided a review of the staff summary, with visuals on the screen for review. Mr. Adkins reviewed the 6.6 acre property that is in somewhat of a rural setting and close to downtown Germantown. Mr. Adkins reviewed the Conditional Use application and the R-1A Residential Zoning District and the standards established in the Zoning Code, that apply to all home occupations.

Mr. Adkins reviewed the application, which states that the lawn care and landscaping business will meet the standards established, and there will not be any anticipated effect on the surrounding community. Mr. Adkins reviewed the location and the property, while reviewing the primary dwelling unit with several out-buildings including a former green house.

Mr. Adkins reviewed the surrounding properties to provide the context for the property and stated that the 6.6 acres provides enough room for this type of home occupation, while being compliant with the Zoning Code for all Home Occupations.

Mr. Adkins stated additional conditions that are recommended to be added, if approved by the BZA:

1. Only one truck and one trailer are allowed on the property for business use, as indicated on the application.
  - a. The truck and trailer must be parked behind the garage building from Dayton Germantown Pike, if not parked inside the garage building.
2. Storage of equipment, parts, or other business-related items must be inside the garage or an accessory structure; Outdoor storage is not allowed.
  - a. Truck and trailer are to be kept clean while at the property.



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3. No brush, debris, or waste can be brought to this property from any other property as part of the lawn and landscaping business.

Mr. Adkins concluded the staff presentation and Mrs. Izor asked if there are any questions.

Mr. Jones asked several questions to the applicant about signage that may be left at a job site, and asked if the home address is displayed on advertising? Mr. Jones stated that there should not be vehicular traffic generated at a residential property. Mr. Greer confirmed that he does not display his home address and agreed that he does not want additional traffic at his residence.

Mrs. Izor asked how many employees there are. Mr. Greer stated that it is just him and his wife, and if he were to hire, any employee would meet at the work site and not at his home. Mrs. Izor then asked about the truck and trailer, and Mr. Greer confirmed that it is his personal truck that he uses for the business (with a company decal) and an enclosed 7'x17' trailer. Mr. Greer also has other personal vehicles on the property. Mrs. Izor asked if the equipment is ever started in the morning while on the property, and Mr. Greer stated that he starts the equipment for the first time at the work site, not on his property.

Mr. Trieber asked if the lawn care and landscaping business involves mulching on site. Mr. Greer confirmed that any mulching on the property would be small scale for personal use related to the residence. There will not be any commercial mulching or bulk storage of materials on this property.

Mrs. Izor asked about any chemicals or materials that would be stored on-site. Mr. Greer stated gasoline is stored in the enclosed trailer per DOT standards.

Mr. Herner mentioned that no brush or debris should be brought onto the property, and asked about a current brush pile that is on the property. Mr. Greer stated the brush pile was there prior to their purchase of the property and that it will be cleaned up (not mulched).

Mrs. Izor opened the Public Hearing at 7:16 p.m.

### *Proponents Recognized*

None

### *Opponents Recognized*

None



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Susan Riegal at 591 Dayton Germantown Pike, the property directly west of 803 Dayton Germantown Pike, stated that she is not a proponent or opponent but wants to know if there will be any rock piles or mulching happening on the property. She is pleased to know that there will not be anything like that on the property and this is a succinct business.

Mrs. Izor asked for the applicant to make any final remarks. Mr. Greer asked for leeway to allow his truck to be parked in the normal parking space at the house since it is also his personal vehicle. Mrs. Izor stated this seems appropriate. Mr. Jones stated any additional business-related vehicles would need to be parked behind or in the garage building.

Mr. Adkins added that the dual use of the truck can be updated in the conditions.

### *Deliberation & Decision*

Mrs. Izor reviewed the conditions proposed and stated that conditional uses can be revoked if the business does not comply with the standards established in the Zoning Code for Home Occupations. The changes to the truck parking were discussed, and Mr. Herner recommended to add an additional condition that limits maintenance activities on the property, as noted below.

### **Motion:**

Mrs. Izor moved to approve CU #25-07 with the following conditions:

1. Only one trailer with associated equipment is allowed on the property for business use, as indicated on the application:
  - a. The trailer must be parked behind the garage building from Dayton Germantown Pike, if not parked inside the garage building.
2. Storage of equipment, parts, or other business-related items must be kept inside the garage building; outdoor storage is not allowed:
  - a. The trailer and equipment are to be kept clean while at the property.
3. Maintenance of business-related equipment must be done inside the garage building; outdoor maintenance is not allowed.
4. Brush, debris, or waste cannot be brought to this property from any other property as part of the lawn and landscaping business.

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



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

### *Close Public Hearing*

Mrs. Izor closed the Public Hearing at 7:21 p.m.

### **Consider Approval of the Meeting Minutes of the October 13, 2025, BZA Meeting**

Mr. Trieber noted the error on page 6, and to correct eight to eighty. Mr. Herner stated that Mrs. Adkins should be corrected to Mr. Adkins. Mr. Herner moved to approve the minutes as amended. All in favor vote, unanimously approved.

### **Adjournment:**

Mrs. Izor closed the meeting at 7:24 pm.

If you have any questions please contact Chad Adkins: [chadkins@germantown.oh.us](mailto:chadkins@germantown.oh.us)

End of Staff Report