



Board of Zoning and Planning Special Meeting Minutes
September 9, 2025
8:00 AM

1) Call to Order

The meeting was Called to Order.

2) Roll Call of Members

Members present: Chairperson Behal, Mr. Marsh, Mr. Eshelbrenner, Mr. King, Ms. Letostak, Mr. Schick

Others Present: Mr. Klingler and Mayor Kessler.

3) Consideration of Proposed Ordinance 15-25

Chairperson Behal explained this special meeting was called to consider Proposed Ordinance 15-25 to change City Code to permit accessory dwelling units (ADUs) under certain conditions and with certain restrictions.

Chairperson Behal asked a question pertaining to wording in Section (2)(b)(4); Mr. Klingler shared the intent of this provision which is that the owner of the property must live in the principal dwelling or ADU. Mayor Kessler discussed an amendment that would strengthen the principal residence requirement. Chairperson Behal, Mayor Kessler, and Board members discussed this, and Mayor Kessler indicated the intent of the language is to provide accountability, particularly as it relates to accountability in a higher-density environment. Mr. Klingler discussed the benefits of having a registry. Board members offered Mr. Klingler language to be recommended to Council members.

LLC properties were discussed, including the responsible party and burden of proof.

Mayor Kessler answered questions about Section (2)(d)(2), saying that there can be no more than 25 new registrants per calendar year. Mayor Kessler stated the intent that change in ownership of a previously registered unit would not count towards the limit. Mr. Klingler collected input from Board members to pass along to Council members to clarify this language.

Mr. Klingler explained the current process for building an ADU; Mr. Klingler stated the current provisions and said that this will give homeowners the right by Code to include all three areas (bathroom, kitchen, bedroom) without needing to request a variance to do this. Mr. Klingler explained the reasons why he likes this and Mayor Kessler said there are currently ADUs in some properties; Board members discussed how these should be registered. Mayor Kessler suggested that if there is to be a recommendation from the

Board to Council, that the recommendation address how pre-existing ADUs are handled in the registration cap and requirement, and leave it to Council about how to include this. Mr. Klingler explained there are currently 25-30 garage applications per year, not all of which could have an ADU.

The time period was discussed, as was development of new ADUs and re-registration. Board members spoke about the application of this ordinance for new ADUs. Mayor Kessler mentioned a section between pre-existing, non-conforming ADUs being registered outside of the cap. It was determined that registration costs were not currently included in the proposed language, but the Board decided to add this in their recommendations.

"Organizations" on page 5 were discussed; Mayor Kessler mentioned that provisions similar to this are being added in various sections of the Code.

The formal name of the Board was mentioned.

The limitations of Section (2)(b)(3) was discussed.

Mayor Kessler spoke to what a penalty would be.

Chairperson Behal and Mr. Klingler summarized the Board's questions and recommendations.

Mayor Kessler discussed the registration of pre-existing non-conforming ADUs.

Board members discussed whether or not they feel a statute that permits ADUs without having to go through a variance process and registers them in some way is a good provision for Bexley.

Motion to recommend to City Council that they approve the proposed ordinance regarding ADUs with the suggestions that have been raised and documented and will be presented to Council by Ms. Letosak, second by Mr. Marsh; all in favor. MOTION PASSED.

8) Adjourn

The meeting was adjourned.