



**Board of Zoning and Planning Meeting Minutes  
September 25, 2025  
6:00 PM**

I) Call to Order

The meeting was Called to Order by acting Chairperson Schick.

II) Roll Call of Members

Members present: Mr. Lessard, Ms. Letostak, Mr. Levine, Ms. Dorn, acting Chairperson Schick.

III) Approval of Minutes

Motion to approve Minutes from the August by Ms. Dorn, seconded by Ms. Letostak; roll call: **Lessard–Yes, Dorn–Yes, Levein–Yes, Letostak–Yes, Schick–Yes. MOTION PASSED.**

IV) Public Comment

There were no Public Comments.

V) Special Presentation

I) Mayor to give presentation on Land Use Strategy

Mayor Kessler explained the Land Use Commission adopted the Land Use Strategy 2.0 update and stated the document is currently before Council for consideration and adoption. He gave a history of the Land Use Strategy, stated how this is part of the City's cannon of plans, shared an overview of the document, highlighted those who contributed to the document, and spoke to various aspects of the plan. Mayor Kessler also discussed "responsible parties."

Mr. Klingler asked Board members to review the document and share feedback with him to be shared at an upcoming City Council meeting.

V) New Business

1) App No: BZAP 25-37

Address: 2324 Bexley Park

Applicant: Monette Friedlander

Owner: Kristina & Bruce Fraser

**Request:** The applicant is seeking a variance from Bexley Code section 1264.03 (a) to build an 8 foot wall on the property line

This project was heard as the third application.

Mr. Klingler read the rules pertaining to hearing cases without an applicant in attendance, and gave background regarding the desire to move forward hearing this case without an applicant in attendance.

Mr. Klingler explained Staff has no objections about this project.

Mr. Schick recused himself.

Mr. Klingler gave a Staff Report which explained how the front and back yards would be remodeled, along with the addition of a gate, including a portion that is desired to be 8 feet in height. He explained how it would give privacy to the neighbors and that Staff believes it will be a great project.

It was explained that this project will not be visible from the street, and the neighbor who will be impacted was noticed but did not reach out with Staff.

The Findings of Fact and Conclusions of Law for Application Number BZAP 25-37 for property located at 2324 Bexley Park: The Board finds it appropriate to grant a variance from Bexley Code Section 1064.03 (a) to build an 8 ft wall on the property line as submitted.

**Motion to approve the Finding of Facts by Mr. Lessard, seconded by Ms. Letostak;  
roll call: Levine–Yes, Lessard--Yes, Letostak–Yes, Dorn–Yes. MOTION PASSED.**

2) App No: BZAP 25-38

Address: 246 S Dawson

Applicant: Valerie Halas

Owner: Mary & Michael Heckler

**Request:** The applicant is seeking a variance to Bexley code section 1252.11 (e) to build an addition onto the existing nonconforming primary structure without offsetting the addition 8 inches per the code requirement

Valerie Halas was sworn in.

Mr. Klingler gave a Staff Report which explained this application and shared that the 8 inch code requirement did not make sense in this instance. He stated Staff sees no issue with this variance and that this was recommended by ARB as part of their Consent Agenda.

Ms. Halas explained the homeowner's desires and highlighted the roof line.

It was clarified that the footprint will be extended due north but will not be encroaching any farther than it already is.

The Findings of Fact and Conclusions of Law for Application Number BZAP 25-38 for property located at 246 S Dawson: The Board of Zoning and Planning finds it appropriate to grant a variance from Bexley Code Section 1252.11 (e) to build an addition onto the existing non-conforming structure without offsetting the 8 inches per the code requirement and accepts the recommendation from the Architectural Review Board granting a Certificate of Appropriateness for the project as submitted.

Ms. Halas understood the Findings of Fact.

**Motion to approve the Findings of Fact by Mr. Levine, seconded by Ms. Dorn; roll call: Letostak–Yes, Lessard–Yes, Dorn–Yes, Levine–Yes. Schick–Yes. MOTION PASSED.**

3) App No: BZAP 25-39

Address: 884 Vernon

Applicant: Taylor Patterson

Owner: Samuel & Spencer Staschiak

**Request:** The applicant is seeking a variance from Bexley code section 1252.15 (g) (1) to allow an accessory structure, decorative pergola on top of a fence, in the side yard

Taylor Patterson was sworn in.

Mr. Klingler gave a Staff Report which discussed the rules regarding accessory structure and stated Staff sees no issue with this.

Mr. Patterson stated the desire is to build a decorative entryway.

Findings of Fact and Conclusion of Law for Application Number BZAP 25-39 for property located at 884 Vernon: Based upon the testimony presented, the Board finds it appropriate/ to grant a variance from Bexley Code Section 1252.15 (g1) to allow an accessory structure decorative pergola on top of a fence in the side yard as permitted.

**Motion to approve the Findings of Fact by Ms. Letostak, seconded by Mr. Levine; roll call; Dorn–Yes, Letostak–Yes, Lessard–Yes, Levine–Yes, Schick–Yes. MOTION PASSED.**

## VII) Other Business

### 1) Review the Revised rules and regulations

Mr. Klingler said he would like to hear from Board members about the rules and regulations and also mentioned a desire to stipulate emergency meeting language into the rules and regulations.

Various aspects of the proposed rules and regulations were discussed.

**Motion to table this to the next meeting by Ms. Dorn, seconded by Mr. Levine. Roll call: Lessard–Yes, Letostack–Yes, Levine–Yes, Dorn–Yes, Schick–Yes. MOTION PASSED.**

**Motion to adjourn the meeting by Mr. Levine, seconded by Dorn; all in favor.**