

MINUTES  
PLANNING AND ZONING COMMITTEE  
WARDSVILLE VILLAGE HALL  
JULY 22, 2025  
6:30 p.m.

Those Present were Don Welch, Chairman, Dale Baumhoer, Paul Rodeman, Jon Stambaugh, Jamie Gallaher, Scott Schaeperkoetter, Libby Chipman-Village Clerk, Brian Schrimpf- Board Representative. The following guests were present Adam Frankenbach

The meeting was called to order by Chairman Welch and a quorum was verified at 6:30 p.m.

The purpose of the meeting was a hearing regarding the request for a variance request from Adam Frankenbach at 8220 Deer Haven Court to build a garage out building on a main lot.

Is part of the lot in the flood plain? There was concern about it being a stand-alone lot with a building, not a residential home, why not combine the two lots into one. Is there an actual ordinance in the Village that would only allow primary residential homes to be built on the lot. The setback would be 15' on the stand-alone lot, but if combined it would only be 10'

Jamie Gallaher will look into the legal settings on this, because just not sure, more questions than answers on this lot and building of this structure.

Adam is going to think about his options and will get back to us, then we will set up next meeting.

The meeting was adjourned at 7:14 p.m. and there will be another meeting before this can be approved or disapproved.

Old Business – None

Respectfully submitted.

Libby Chipman  
Village Clerk