

**AGENDA FOR THE MEDINA  
BOARD OF ZONING APPEALS MEETING  
MONDAY, NOVEMBER 3, 2025  
4:00 PM**

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
  - A. Variance Request – Casey’s General Store
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

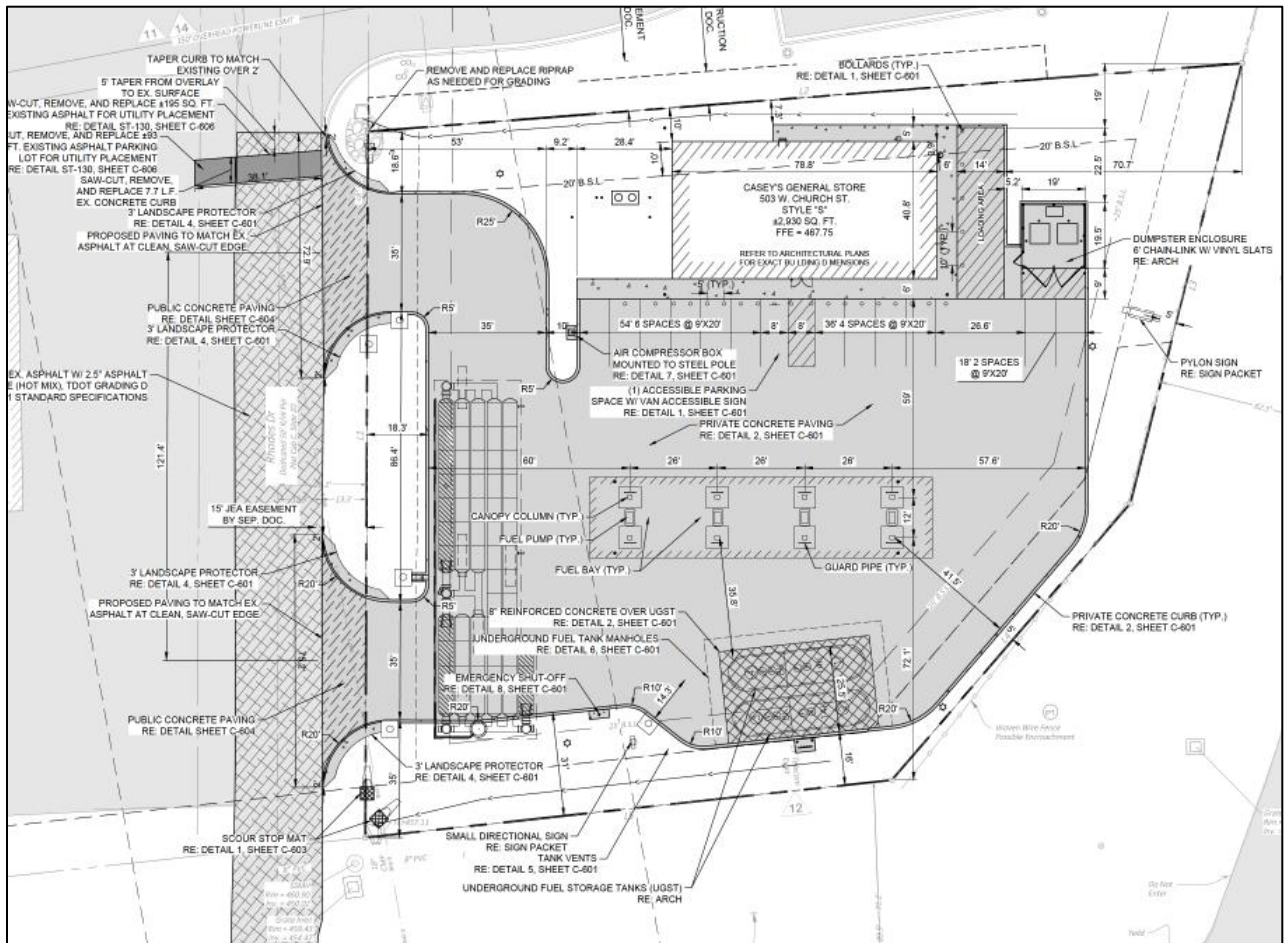
# MEMORANDUM

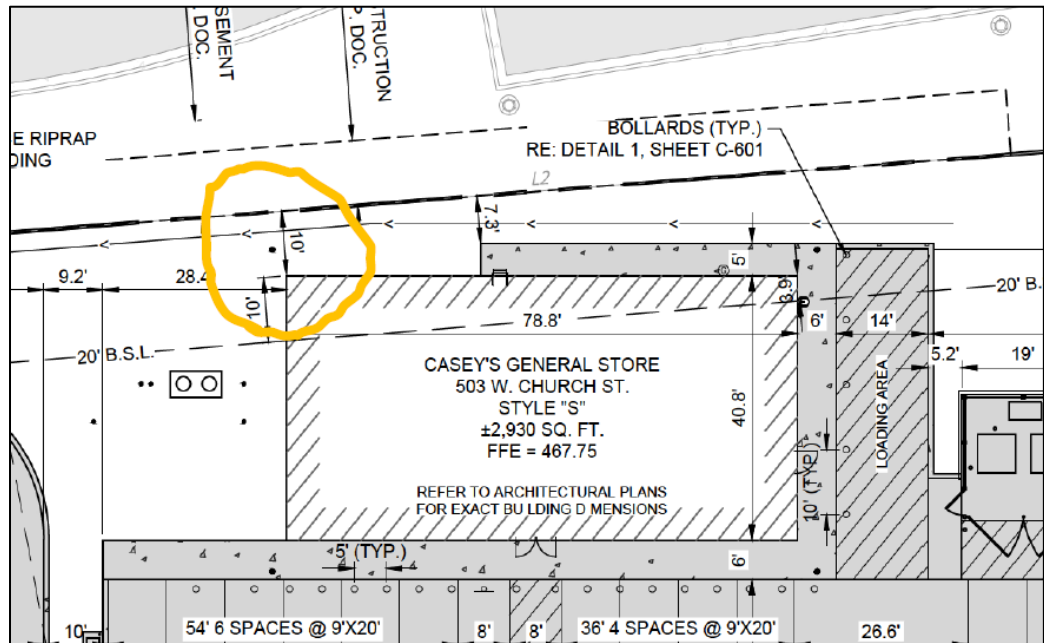
TO: Medina Board of Zoning Appeals  
FROM: Donny Bunton, Community Planner  
DATE: October 27, 2025  
SUBJECT: STAFF PLANNER'S REPORT ON AGENDA ITEMS



## I. DETERMINATION OF QUORUM AND CALL TO ORDER II. REVIEW AND APPROVAL OF MINUTES III. CITIZENS COMMENTS IV. NEW BUSINESS

### A. Variance Request – Casey's General Store





**Background.** A request has been made for a rear yard setback variance for property located at the northwest corner of State Route 152 and U.S. Highway 45 East. The variance would allow a setback of 10 feet, rather than the required 20 feet.

The property is zoned B-1 (General Business) and it is 1.06 acres in size. The property was approved as a lot (as part of the Bank of Milan Subdivision) during the September Planning Commission meeting. The property has access to water and sewer services. The property fronts on what is commonly referred to as Rhodes Drive. Rhodes Drive has been a private drive since the late 1990s, but it is in the process of becoming a City street.

Per the submitted application for relief, the variance is being requested as “a result of utility easements on site and the nature of the proposed use... If the building were to be shifted south, outside of the rear building setback, there would not be sufficient space for vehicle maneuverability with customers backing in and out of the parking spaces and utilizing fuel pumps.”

In layman’s terms, the location of a 15’JEA Easement along State Route 152, precludes the underground storage tanks from being installed closer to the highway than what is shown. Because of the proposed location of the storage tanks, the building and fuel pumps cannot be shifted southward on the property (in compliance with the 20’ rear yard setback requirement) as doing so would not leave enough space between the storage tanks and the fuel pumps for fuel trucks to adequately access the underground storage tanks.

**Analysis.** It appears that adequate grounds are present to warrant approval of the proposed variance.

V. OLD BUSINESS VI. OTHER BUSINESS VII. ADJOURNMENT