

BOARD OF ZONING APPEALS MEETING  
AUGUST 16, 2016  
7:00 P.M.

I CALL MEETING TO ORDER

The meeting was called to order by Joe Ramirez at 7:00 p.m.

II ROLL CALL

Members Present: Carmen Daniels, Holly Emerson, Carolyn Ghantous, Dave Nienaber, Joe Ramirez, Michael Wilson, Meghan Sullivan-Wisecup

City Staff Present: Randy Champion, Building Inspector

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF JULY 19<sup>TH</sup>, 2016

Chairman Ramirez: Have you read the Minutes from the regular meeting of July 19<sup>th</sup>, 2016, and if so, would somebody like to approve those Minutes?

Mrs. Emerson moved to adopt the Minutes, and Mrs. Ghantous seconded. It later came to light that Mrs. Ghantous had been absent from the July 19<sup>th</sup>, 2016 meeting, so she withdrew her vote and second, and Mr. Nienaber seconded the motion. The Minutes were approved with a vote of 6-0, with Mrs. Ghantous not voting due to absence.

V CORRESPONDENCE

Chairman Ramirez: Under Correspondence ó I guess I am going to claim this as being Correspondence ó the Addendum that was sent out after the packets were sent. Did everybody receive that? (Agreement) Okay, very good.

VI REPORT ON COUNCIL

Mrs. Ghantous: Thank you. City Council met on July 20<sup>th</sup>. You may know that during the summer, we only meet the third Wednesday of each month, so we met on Wednesday, July 20<sup>th</sup>.

The first item was that Chief Mathis swore in a new officer. Her name is Kayla Justice.

The next thing that took place was the City Administrator's Report. Mr. Parham outlined the Comprehensive Capital Improvement Program. This program will allow us to get back into the neighborhoods and resume maintaining the streets. Some work will be done in 2016. One thing that will definitely take place this year is the Service Road between Lawnview, State Route 4, Cloverdale, and Glensprings. Also maintenance work will begin on the cul-de-sacs off of Glensprings and Oxford Hills.

We had five Ordinances (counts) ó five ordinances. Ordinance #16-2016 was accepting a proposal from CT Consultants in the amount of \$80,930 for design and engineering services for the 2017 Street Improvement Program for Kenn Road and Beacon Hills. That passed with seven affirmative votes. Ordinance #20-2016 was authorizing contributions to certain health account of full-time Springdale City employees related to the City's health insurance plan up to \$1,300 for single coverage, and up to \$2,000 will be the contribution for employees that have

dependents. This is to assist employees with rising healthcare expenses. That also passed with seven affirmative votes. Ordinance #21-2016 authorizing the City of Springdale to enter into an agreement with the Board of Hamilton County Commissioners, relative to the improvement of Springfield Pike. The City of Springdale will be applying for funds available to cover a portion of the cost of that project. Ordinance #22-2016 was rejecting the bid from Barrett Paving for the 2016 Street Improvement Program because the bid far exceeded the estimate for the project. The plan for the City is to seek bids again late fall or early spring when traditionally there are more companies bidding, which increases the likelihood of obtaining a bid more aligned with the City Engineer's estimate. The last Ordinance was #23-2016, accepting the proposal from Moore Air in the amount of \$47, 520 for the purchase and installation of HVAC units on the roof of the Auxiliary Gym at the Community Center. That also passed with seven affirmative votes. Does anybody have questions? (None) Then that will conclude my report.

Chairman Ramirez: Thank you for that report.

## VII REPORT ON PLANNING COMMISSION

Chairman Ramirez: We had the meeting on August 9th, 2016. Two subjects before us.

The Nesco Callos is a staffing service located in the north building of Tri-County Town Center. It's adjacent to UPS and the Blue Agave. They were looking for Planning to approve a wall sign that contains 25.37 square feet, which reads Callos Resource. They occupy that space and it only has a 16'6" frontage and the front elevation contains 365.1 square feet. They were looking for that sign to be more visible. It was a minor change and that was approved.

Next subject matter was basically a proof of concept from Applicant Raymond Schneider. He was looking on behalf of Gilhart Enterprises which is the Princeton Bowl, looking to use that property for storage. It was really in the early stages. He didn't have any plans. He was just looking for some guidance, I believe. So that subject was sent back to him. He's going to get with a designer, architect. There are some flood zone issues there, so he's going to address those as well. It will be coming back to Planning Commission. Any questions on Planning?

Mrs. Ghantous: So he was here representing the Gilharts?

Chairman Ramirez: Correct.

Mrs. Ghantous: They want to turn that building into storage.

Chairman Ramirez: Someone else, Gilhart themselves will not be doing it.

Mrs. Ghantous: So somebody has approached them to use that building for that purpose.

Chairman Ramirez: Correct. Raymond Schneider.

Mrs. Ghantous: Oh, he is the guy. He's not just, I thought maybe he was just the presenter.

Chairman Ramirez: He was the presenter, and he was also the investor.

Mrs. Ghantous: Oh, okay.

Chairman Ramirez: Any other questions? (None) Thank you.

VIII OLD BUSINESS - None

IX NEW BUSINESS

Chairman Ramirez: Please note that it's now 7:10. We have one subject under New Business. Esteban N. Gaspar, owner of La Michoacana, 338 Northland Boulevard, Springdale, Ohio, has submitted an application to the Board of Zoning Appeals to appeal Section 153.459(C)(2)(a&d) of the zoning code regarding the size and type of wall signs permitted at the 338 Northland Boulevard location. Please note that there is no one here on their behalf to speak on the subject matter, so will just move on to item number nine, which is Discussion. Any members have anything to discuss either on this subject matter or different subject matter?

Mrs. Ghantous: Joe, were you on Planning when they came before us for the outdoor eating?

Chairman Ramirez: I was not.

Mrs. Ghantous: They missed our first meeting for that too (laughter).

Chairman Ramirez: So this might not be unusual.

Mrs. Ghantous: Right, so they'll probably be here next time.

Chairman Ramirez: Okay, thank you. Thanks for that information. Any other discussion on this matter or any other? Mr. Campion would you like to comment on this?

Mr. Campion: Did you want to continue this application and we can get ahold of them and find out if they want to continue it? If they don't, weí

Chairman Ramirez: So table thisí

Mr. Campion: Yes.

Chairman Ramirez: I believe we need to vote on that as well.

Mr. Campion: Yes.

Chairman Ramirez: Who would like to table it? Would anybody like to propose a motion to table this New Business change to zoning appeals regarding their wall signs? Anybody like to move that we table this?

Mrs. Wisecup moved to table this matter to next month's meeting. Mr. Nienaber seconded. The item was tabled with a vote of 7-0.

X DISCUSSION - None

XI ADJOURNMENT

Mr. Nienaber moved to adjourn. Mrs. Emerson seconded the motion and the Board of Zoning Appeals meeting adjourned at 7:10 p.m.

Respectfully submitted,

\_\_\_\_\_, 2016

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Chairman Joseph Ramirez

\_\_\_\_\_, 2016

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Secretary Carmen Daniels