

BOARD OF ZONING APPEALS MEETING
SUMMARY MINUTES, JANUARY 17, 2017
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 Campion, Building Inspector

III PLEDGE OF ALLEGIANCE

IV CHAIRMAN'S STATEMENT

Mr. Ramirez read a statement expressing that this was a Public Hearing and that all who intended to speak must be sworn in. Mr. Ramirez proceeded to swear in those members of the audience that intended to speak.

IV MINUTES OF THE REGULAR MEETING OF DECEMBER 20TH, 2016

Mr. Ramirez: We have before us the Minutes of the December 20, 2016 Board of Zoning Appeals meeting. Does anyone have any additions or corrections to those Minutes?

Mrs. Emerson and Mr. Wilson indicated that they had both been marked as absent on the minutes although they were present. Recording Secretary Moore acknowledged the error and submitted a correction.

Mrs. Sullivan-Wisecup moved to adopt; Mr. Nienaber seconded the motion and with a vote of 7 ó 0 from the Board of Zoning Appeals Members present, the Minutes of the January 17th, 2017 BZA meeting were approved with changes as noted.

V CORRESPONDENCE

Mr. Ramirez: We have no correspondence this evening.

VI REPORT ON COUNCIL

Mrs. Ghantous reported on the December 21st, 2016 and January 4th, 2017 meeting of the City Council of the City of Springdale. At the December 21st, 2016 meeting, Ordinances 43-2016, 44-2016, 45-2016, and 46-2016 were read and passed. At the January 4th, 2017 meeting, Ordinances and Resolutions 1-2017, 2-2017, 30-2017, R1-2017, and R2-2017 were read and passed.

VII REPORT ON PLANNING COMMISSION

Chairman Ramirez reported on the Planning Commission meeting from January 10th, 2017. Representatives from Enson Mart requested two additional dock doors; their request was granted. A representative for the former Princeton Bowl presented a concept review to build flex space. There was discussion between Mrs. Ghantous, Mr. Nienaber, and Daniel Messer (a member of the audience) regarding types of uses for the flex space concept (plumbers, electricians, etc.). The last item on the report was Cincinnati Center for Autism.

The representative discussed plans to add a modular unit to the Cameron Road side of the building; after much discussion the representative decided to come back at a later date with more information. Mr. Ramirez noted that a special meeting of Planning Commission would be held on January 31st, 2017.

VIII OLD BUSINESS

A. Anita Messer, 11843 Lawnview Avenue, Springdale, Ohio, has submitted an application to the Board of Zoning Appeals to appeal Section 153.252(F)(14)(c)(v) to the Zoning Code requiring accessory buildings to be located not less than 20 feet from a residence on an adjacent lot at 11853 Lawnview Avenue.

Mr. Ramirez explained to the applicant that this application was on the docket for last month, and expressed the importance of being present. Daniel Messer, who was presenting on behalf of the applicant, his mother, Anita Messer, explained that the letter Mrs. Messer received did not indicate that her presence was required. Mr. Messer explained that the applicant was interested in a plastic accessory shed next to her house, which would sit on a cement pad and would be within 17 feet of the adjacent property. Due to the odd pie-shape of the yard, there was not really a better location for the shed. Mr. Campion provided Staff comments. Recording Secretary Moore, who is the rental resident at 11853 Lawnview Avenue, indicated that she had notified the owners of the property and they were not in attendance, and that she had no problem whatsoever with the shed's location.

Mr. Nienaber: Mr. Campion, does the letter we send to the applicant require them to be present at this meeting?

Mr. Campion: I am not sure. We will check the letter that we send to the owner and see if it states that their presence is required.

Mr. Nienaber motioned for approval; Mr. Wilson seconded the motion and the variance was granted with a 7-0 vote.

IX NEW BUSINESS - None

X DISCUSSION

Mrs. Ghantous and Mrs. Sullivan-Wisecup provided information regarding the April 29th Spruce-Up Springdale. There will be a committee meeting on February 2nd at 7:00 p.m. committee.

XI ADJOURNMENT

Mr. Nienaber moved to adjourn; Mrs. Emerson seconded the motion and the Board of Zoning Appeals meeting adjourned at 7:41 p.m.

Respectfully submitted,

_____, 2017

Chairman Joseph Ramirez

_____, 2017

Secretary Carmen Daniels