

BOARD OF ZONING APPEALS MEETING  
APRIL 19, 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, Carolyn Ghantous, Jane Huber  
Dave Nienaber, Joe Ramirez

Members Not Present: Holly Emerson, Michael Wilson

City Staff Present: Randy Campion, Building Inspector

III PLEDGE OF ALLEGIANCE

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

Mr. Ramirez: We have before us the Minutes of the January 19<sup>th</sup>, 2016 Board of Zoning Appeals meeting. Does anyone have any additions or corrections to those Minutes?

Mrs. Ghantous: I move to adopt.

Mr. Nienaber seconded the motion and with a vote of 5 ó 0 from the Board of Zoning Appeals Members present, the Minutes of the January 19<sup>th</sup>, 2016 BZA meeting were approved as submitted.

V CORRESPONDENCE

Mr. Ramirez: We have no correspondence this evening.

VI REPORT ON COUNCIL

Mrs. Ghantous: City Council met on Wednesday, April 6<sup>th</sup>. In that meeting we adopted three ordinances: Ordinance No. 5-2016, accepting a proposal under the State of Ohio Cooperative Purchasing Program and authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with the Advanced Radio Technology for the purchase of forty-nine EF Johnson 800 MHz radios and declaring an emergency; also Ordinance No. 6-2016, authorizing the Mayor and Clerk of Council/Finance Director to enter into an agreement with the Council on Aging, Southwest Ohio related to job retention and creating an Incentive Agreement and declaring that an emergency; and the last ordinance was No. 7-2016, authorizing the Mayor and the Clerk of Council/ Finance Director to enter into an agreement with Ultimus Funds Solutions LLC, related to job retention and creating an Incentive Agreement and declaring an emergency. Those were the ordinances which all passed with a 7 ó 0 vote.

Then there was one item of Old Business and this addresses some of the main conversations that have been taking place over the past couple of months and that is with regard to the demolition of the Sheraton Hotel. The bidding process is over and a contractor was selected to do the work. The bid came in significantly lower than Mr. Parham anticipated and so we think that that project will actually break even. We thought there might be a slight loss but it looks like it very well could be a wash if they don't find anything else once they start tearing it down - of course that is a possibility but the bid was incredibly less than he was thinking. So I guess

we will hear more about the dates of when that is going to take place in the upcoming meetings so I will keep you posted on that.

For New Business, and this was very exciting for me, there was a presentation for a Capital Improvement project and it was specifically street reconstruction and rehab. All of the streets in the City are going to be addressed, redone and rehabbed, with the neglect over the past few years. There is an overall extensive program to do every single street in Springdale. All of the residential streets and I think one or two commercial, but definitely all the residential areas. It is the biggest Capital Improvement project that we have ever had for street repair and it will total \$7,200,000. We didn't vote on the specifics of that but all the Council Members were in favor of moving forward with that program. Does anybody have any questions? (None.) Thank you.

Chairman Ramirez: Thank you for your report.

## VII REPORT ON PLANNING COMMISSION

Chairman Ramirez: Planning Commission met April 12<sup>th</sup>, 2016. Three issues were on the Planning Commission. One was actually withdrawn; he was the last one - the Atrium Hotel and Conference Center on 30 Tri-County Parkway. It is the current Hotel and what they are looking to do is to change that to an adult assistant living and he sat through and listened to some of the other conversations on the other two pieces on the agenda and decided that they weren't quite ready to make their presentations, so we tabled that to next month's City of Springdale Planning Commission meeting.

The other two are Tri-County Mall, 11700 Princeton Pike, Springdale, they want to modify what is, if you look at the southwest corner, it is where BJ's is, they are looking for what they call a minor tenant and they are looking to rehab that entire corner there. They could not tell us who the tenant was since the lease was not signed yet. They do have plans for looking for a location for BJ's, but that is not determined. When they come back, they will give us more information on that. I think there is also the furniture store there that will be affected also. Most of the discussion of the Tri-County Mall was around the trucks getting in and out. They want to go from three docks for trucks down to two and how we shield that from the public so that they are not looking at the semis sticking out of the side of the building, which would be just north of where BJ's is now.

The final one was Wimbledon's Plaza at 11770 Springfield Pike. They are going to lose their major tenant there - Outback. What they are looking to do is to remodel the facility to make it more enticing for future tenants. The major thing that they want to do is reroof the place and if you have seen that, you know it is a blue turquoise roof. The plan, after a lot of discussion, was that they are going to go with a brown roof and change the signage around in front of the roof. They have a new way of doing that - instead of drilling holes, they are going to do a mesh system. As people come and leave, they won't be damaging the roof with drilling holes. That was approved; the colors were approved. The Tri-County Mall was also approved. Any questions on that report?

Mrs. Huber: This hotel - where is that?

Chairman Ramirez: It is the Atrium, near Key Bank.

Mrs. Huber: And they want to make it an assisted senior center?

Chairman Ramirez: Yes, a living center for seniors. But it needs to be rezoned as well and that will be interesting for the Board Members here because that will most

likely be coming up for us. So if you want to take a look at what they currently have, I did go over and look myself and I did notice that most of the lot is for Sweeney's cars and a whole lot of them were in disrepair and unlicensed cars so that is going to have to be addressed as well. That concludes my report on the Planning Commission.

VIII OLD BUSINESS - None

IX NEW BUSINESS - None

X DISCUSSION

Mr. Nienaber: Joe, since the first of the year, I don't think we have had a swearing in of the Members and before that first meeting in January I received something in the mail to bring signed but nobody ever asked for it so I was just wondering if there were any formalities we need to do with that.

Chairman Ramirez: That is a good point and we brought that up last year the last time we had election and I think Mr. Hawkins did the swearing in; he did for Planning Commission. You are not a new Member - if I remember right, the difference is that you were already a member and they only needed to swear in new members. Thanks for bringing that up.

We don't have anything before us to discuss so at this point we have an open discussion if anyone wants to speak on the new Zoning District. Does anyone have any discussion this evening? I was speaking with Mrs. Huber and she doesn't really see anything that stands out that is going to cause concern. Since we don't have anybody to speak before the Board this evening, it is basically an open forum at this time if you would like to speak. Really I wanted us to get acquainted again because we have only had one meeting since November and this is new to me as well and I needed the experience also and we needed to clear up some of the past Planning and Council meetings that we have missed out on.

Mrs. Huber: Addressing Mrs. Ghantous, this revised Code, what things do you think this Board should be specifically interested in, if there have been any changes from the original?

Mrs. Ghantous: I can't recall what the specific changes were but I know the concept of the changes was to simplify the zoning to match the new Code. So we had a lot of different districts that were almost obsolete and then a lot of the districts or zones were broken down in ways that were no longer applicable. So we made the new Zoning Code way easier to use. I think that the rezoning of the actual map was to also simplify the map part of it to make it more user-friendly because there were a certain zones and various sub-areas and then there were some overlaps; so Anne McBride and her folks suggested that we really just condense it down and eliminate some of the obsolete Codes and this just ties in with the simplifying of our Code process and making the whole thing more user-friendly -that was my understanding. I was on that Committee, as well, so I didn't have any problems or concerns but I was just thrilled that the Code was going to be easier to use because I thought it was like reading Greek prior to that and really hard to use a reference for anything.

Mrs. Huber: Thank you.

Chairman Ramirez: Thank you for the comments.

Mr. Champion: I was just going to note that it is an entirely new Code, so if you have the old Code, just throw it away. We have a copy of the old Code just for the record but this is a completely new Code just by itself and we are not referring back to the old Code; we are just looking at this new one at this point forward. It is easier to use and is organized very well.

Mr. Nienaber: One addition to what Carolyn mentioned, I think they collapsed the residential zones from seven down to four and if everything was done the way we discussed all through last year, I believe that it will also be online. When you have a topic, it will automatically lead you to the next topic when you click on a highlighted link. Everything is linked so that someone who is trying to meet the Zoning Code won't have to jump from area to area to area, the link will take them there. Did that part go through, Mr. Champion?

Mr. Champion: I believe so.

Mrs. Ghantous: I believe it did.

Mr. Nienaber: Because that was one of the main hopes for it, was to make the whole thing user-friendly along with cutting down on the number of different districts.

Mrs. Ghantous: We only have a certain number of kinds of properties in Springdale. There were all of these breakdowns of all of these things that really fit nicely into the regular category. We just didn't have any use for seven categories of residential because we just don't have that much different kinds of residential areas. I don't recall all of the specific differences; I just know that the map was done to correspond with the new format of new revised Zoning Code.

Chairman Ramirez: Thank you. Does anyone else have any comments or anything that you would like to bring before the Board? This is going to be a short meeting and we will be learning as we go along, but this is a jump on getting together and what we need to speak of when we have residents come before us. I appreciate the people that did show up today and I think it was worthwhile even though it was only twenty minutes.

XI ADJOURNMENT

Mrs. Huber moved to adjourn. Mr. Nienaber seconded the motion and the Board of Zoning Appeals meeting adjourned at 7:20 p.m.

Respectfully submitted,

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

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Chairman Joseph Ramirez

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

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Secretary Jane Huber