

BOARD OF ZONING APPEALS MEETING
MAY 15, 2018
7:00 P.M.

I CALL MEETING TO ORDER

Meeting called to order by Mr. Ramirez

II ROLL CALL

Members Present: Joe Ramirez, Dave Nienaber, Jeff Anderson, Carmen Daniels, Bob Weidlich, Carolyn Ghantous, Gregory Johnson

Staff Present: Randy Campion

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF APRIL 17, 2018

President Ramirez: Members have you read the minutes from the previous meeting of April 17, 2018. If so do we have somebody to move to adopt those minutes?

Mr. Anderson: Move to adopt.

Mr. Nienaber: Second.

President Ramirez: By a voice vote all in favor of approving the minutes say Aye.

(Minutes were adopted with a vote of 6 Aye and 0 opposed and 1 abstained)

V CORRESPONDENCE

President Ramirez: At this time, actually this is a rare occurrence. We do have some correspondence. I will read this letter that was sent in May 14, 2018, hand written to the Springdale Building Department stating: My wife and I have a variance hearing scheduled for Tuesday, May 15th at 7PM. We want to cancel this hearing. The variance was for a second structure in our back yard. We have decided to proceed in a different direction. If we should need a variance for only our new project, we will submit it in a timely manner. Thank you, Gregory French, 255 Harter Avenue, Springdale, Ohio 45246. That is in reference to the one applicant we had, application 33593 for Gregory French at 255 Harter Avenue. He was looking for a second structure on his current property and reading into the letter it sounds like he wants to go in a different direction. So, we do have notice that he will be submitting for next month so we will be back on the same subject but for a different type of structure.

VI REPORTS

A. Report on Council

Mrs. Ghantous: Thank you Mr. Chairman. We started out our meeting our last meeting which was on May 2, by the mayor reading a proclamation for police week and he presented a proclamation to Chief Mathis and expressed appreciation for the great job that they do protecting our city. Then, Chief Mathis took a moment to recognize one of our newer officers, Kayla Justice. He told of her heroic actions in removing a person from a burning vehicle and he also commented on how compassionate she did handle that situation and he was very proud of her so that was awesome. He does the best presentation because he really, just presents it in a whole

different light than what we get on the news and from neighbors and things, he's awesome. We are so lucky to have him. Then we had a guest speaker, Hamilton County Commissioner Chris Monzel. He spoke for a few moments about the benefits of the Hamilton County Smart 911 system. You can sign up and provide information about medical conditions and prescriptions and such so that when the emergency responders get to your home they will already kind of know your conditions and they can be better prepared. I thought that was pretty cool. I looked it up, I just googled it today and there is a lot of information if you want to look it up and decide if you want to sign up for it. Then we had a resident, Mr. Cassidy who lives on Dimmick. He came to discuss his concerns about a problem with people speeding on his street. He is requesting the installation of speed humps, not bumps but humps. Bigger, longer and not so tall and at that time the Administration agreed that they had some data and they would put something together to present at tomorrow's Council meeting. So, we should have some more information on the specifics of speed humps. We only had one ordinance, that was Ordinance 30-2018, approving a major modification to the planned unit development and the preliminary development plan to the Tri-County Mall. This was to allow some auto storage in unused parking areas. We did not take action on that because it was a first reading. We will be voting on that tomorrow evening. The last thing that we did was to, we voted to form a committee that would be investigating the possibility that confidential information was disclosed from the May 18, 2018 Executive Session. There will be updates to come on that in the future. Any questions? Jeff do you have anything to add?

Mr. Anderson: No, only that I would add that I was equally impressed with Chief Mathis. Every time that he has come before us and spoken about the officers I always come away with more respect for what they do. I've been trying to spend more time and hear about what they do and it's really, he really does care and it comes across.

Mrs. Ghantous: He's amazing. I wish all of the residents could hear his little brief presentation. He speaks for maybe 10 minutes and I think if more residents could hear him they would have a different take on what is happening in our city anyway. That concludes my report.

B. Report on Planning Commission

President Ramirez: Thank you for that report. Planning Commission met and we had four cases before us, one being the Home 2 Suites. The Home 2 Suites is the location up where Bahama Breeze was. We had approved it previous. He came back for a minor revision, what it amounted to was changing the orientation of the hotel from one direction to a diagonal type direction to accommodate some utilities. That was approved with a vote of 7-0. Again, any questions on that? That's a Home 2 Suites, it's part of the Hilton Chain so that is going to be a welcome hotel up in that area. We also had, this was quite a long discussion, it was the applicant John Gilhart who owns Gilhart Enterprises at 11711 Princeton Pike which is the previous Princeton Bowl. He has been before the board, the commission at least two times prior, what he is looking for is a major change and that was deemed that it is a major change to convert that bowling part of the bowling alley in two phases. The first part to be switched into flex offices. Flex offices are basically an office and some storage space meant for smaller businesses such as a landscaping company maybe somewhere the selling parts or maybe a small EBAY Service something like that where they have an office may have some storage on site. In the end what we did was required him to use the whole property which is five plus acres to be able to get to the numbers because he didn't show any green space on this 11,000 square feet that he wanted or the 1.1 acres. In the end it was approved so it is going to be two phases and we approve the first phase. We looked at the same plan earlier did he have some concerns with flooding down there and the first fix didn't seem to work correctly so he is going at it again. Part of the stipulation was that he is going to have to inform his tenants that they are in a flood zone in there before they take residents

there. That application was approved with a 7 to 0 vote as well. Next, we had Stephen M. Muenchen who is the owner of Muenchen Furniture and he has a business called Furniture To Go. It's at 650 Kemper Commons Circle, the old HH Gregg building if you know that building. He unknowingly started to paint and this building and it did not meet the requirement for earth tones. We came to an agreement because that is the corporate colors that just the face where the HH Gregg was. We're going to allow him to keep that as is and not precede with any more, I think is color for blue and orange so considering use so far off of the main drag that we thought it might be appropriate for you can see his building from quite a distance and certainly we wanted to make it over there. That was also approved with a 7 to 0 vote. We had Maple Knoll, they have some green space there and a parking lot they want to have that rezoned so that they can add some additional residents there. We looked at it and it looked to be a pretty easy decision to allow them. They have more parking than they really need. The parking that would be taken over by this was not used for the current time either. Maple Knoll was also approved with a 7 to 0 vote. The Calvary Church also as part of it and this was a gift the continuation so that was part of the meeting. Pastor Tom Ellis, you may remember previous that they were looking to do on the Calvary Church moving into the old Temple Baptist that they purchased and want to have daycare and the playground area in front and they did a lot of research with noise and how it is going through that the residents. In the end that was also approved with a 7 to 0 vote. That concludes the report on Planning Commission. Members do you have any questions on that?

At this point please note that we do not have anyone in the audience but I am still going to read the chairman's statement.

Ladies and gentlemen this is a public hearing and all testimony given in cases pending before this board is to be made part of a public record. All testimony and discussion relative to said variances recorded and it is from this recording that our minutes are taken. Citizens testifying before this board are directed to sign in at the clip board and where the room, take their place at the podium, state their name addresses and the facts as they are pertinent to the subject before the board.

Again with no one in the audience that concludes the chairman's statement.

VII OLD BUSINESS

None

VIII NEW BUSINESS

- A. Gregory French, 255 Harter Avenue, Springdale, Ohio, Application for a Zoning Variance from section 152.252(14)(a) of the zoning code to allow for a second accessory structure (detached patio cover) on the property. (Application 33593)

President Ramirez: I don't believe that we need to read the staff comments the applicant is not here and he has withdrawn his request. There's nothing to vote on this unless somebody has a question or advice on to approach a different way, and I understand it and we'll be back next month with a different solution. Mr. Campion.

Mr. Campion: I just have one comment. He is going to reapply with a different type a variance. Everyone should keep the packets of this month and bring it with them the same photographs and staff report.

President Ramirez: Thank you.

IX DISCUSSION

President Ramirez: I have one small thing and this is the means by which the process that we go through speaking with the applicant and hearing that comments from the staff. They have implemented a new system with the planning commission and speaking with Jeffrey just a minute of the believe this is probably a good idea for us as well. In essence what it amounts to is that the staff will give comments. Previously we have had the applicant few comments and then the staff so the staff will have comments and then the applicants will then have a better feel as to what the whole situation looks like. Then the applicant will state his or her case and we will ask the applicant questions. I think it is a better flow that way and I think it'll be a little bit easier on the applicant and we will be able to hear staff comments and then right after that listening to what the applicant has to say. Any comments on that? Would somebody do it differently are you okay with that? Okay so we will go with that and if I start off next month the old way let me know.

X ADJOURNMENT

President Ramirez: Do we have a move to adjourn?

Mr. Nienaber: I move to adjourn.

Mr. Anderson: Second.

President Ramirez: it has been moved and seconded it all in favor say aye.
7 Aye 0 Opposed. So it be moved we are adjourned.

Respectfully submitted,

_____, 2018

Chairman, Joseph Ramirez

_____, 2018

Secretary, Carmen Daniels