

BOARD OF ZONING APPEALS MEETING
SEPTEMBER 18, 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, Jeffrey Anderson, Robert Weidlich, Carolyn Ghantous, Gregory Johnson

Members Absent: Carmen Daniels

Staff Present: Randy Campion

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF AUGUST 21, 2018

President Ramirez: First on the agenda, a review of the minutes from our meeting of August 21, 2018. Would somebody please motion to adopt?

Mrs. Ghantous: I move to adopt.

Mr. Johnson: Second

President Ramirez: By a voice vote.

(Minutes were adopted with a voice vote of 6 Aye and 0 opposed and 1 member absent)

V CORRESPONDENCE

None.

VI REPORTS

A. Report on Council

President Ramirez: Mrs. Ghantous.

Mrs. Ghantous: Thank you Mr. Chairman. City Council met on Wednesday, September 5. The first item was a presentation from our Economic Director, Christine Russell and the owner of Dos Amigos, which is now going to be named Mi Cozumel, is that right? They provided information about what they are going through with procuring their liquor license so that they can open their new restaurant in Tri-County Mall. So, it seemed very exciting. The manager was very excited. They are hoping to have everything worked out and open up the last week of September. Then we had Resolution No. R14-2018 and that was authorizing the City Administration to file an application for funding from the local Transportation Improvement Program for the Landen Lane road improvement project. That was approved with a 7 to 0 vote. That is all that I have. Am I forgetting something Jeff?

Mr. Anderson: I think we closed the CIC to, was that in this past meeting?

Mrs. Ghantous: It was do you want to talk about that just a minute?

Mr. Anderson: Sure. So, that Council Investigative Committee which was formed by City Council, I think back in April to investigate a potential breach of confidentiality of Executive Session conducted its investigation. It developed a report and delivered that report with a set of recommendations to City Council as whole for its review. That, with the submission of that report, Council voted to closeout the committee completing its work. So, that committee is now complete and the report is available for anyone who is interested as a matter of public record. It can be requested at any time.

Mrs. Ghantous: Thank you. That is all I have.

President Ramirez: Thank you for that report. Is there a reason that Mi Cozumel could not transfer their liquor license?

Mrs. Ghantous: I do not understand all of the particulars but they are applying for

Mr. Anderson: TREX.

Mrs. Ghantous: TREX, it is a different program through the Economic Development, that is why Christine was involved. So, I guess it was a little bit different. The Economic Development portion of it included the detail that the restaurant will be providing 25 new jobs to the city which is cool. Jeff will remember the details about the TREX better than do.

Mr. Anderson: Yeah, it is just a way to fast track a liquor transfer that uses a different process where a city gets involved in addition to the business. So, instead of us just saying, it is ok or no objection, we support it in a way that allows it to move a little faster. I think right now liquor license transfers are on a, I think they said a three to four month back log for a normal transfer. Hopefully, the idea is with the TREX process and the Administration intervening directly as well with the state agency we might be able to move that up. They are hoping for it to take weeks not months that way. So, it is just a different process.

Mrs. Ghantous: And it is related to the economic development.

Mr. Anderson: Yes, there has to be some stated development reason in some region that is identified where it is a certain number of liquor licenses not available on a transfer process.

Mrs. Ghantous: Thank you.

President Ramirez: Thank you for that report.

B. Report on Planning Commission

President Ramirez: Planning Commission met on September 11, 2018. All members were present. Quite busy of a night for Planning Commission. Item A under old business was the Thornton's. They requested that we continue that. Nothing was changed on that and it was approved with a vote of 7 to 0 to continue. Item B was Devin Nagar at Home 2 Suites on Pictoria Drive, Springdale, Ohio, Final Development Plan. After a lot of discussion, the major point was what they call a beacon on top of the hotel that illuminates and there was concern of how much light that was going to illuminate. In the end the beacon was approved and the final development plan was also approved with a 7 to 0 vote. Item C was T.J. Ackermann which had a lot of discussion the previous month. This is the 13 acres, West Kemper Road project the PUD Zone Map Amendment. After, not as much discussion as last time that was also approved with a 7 to 0 vote. That was part of a public hearing. Finally, under old business the Professional Design Associates, which is the Plumbers

and Pipefitters at 1300 Century Circle North, that was continued also and voted 7 to 0 to continue that as well. Under new business, Cincinnati Signs, 12124 Sheraton Lane, Springdale, Ohio, Minor improvement requiring Planning Commission approval. This amounted to signage and the sign with some discussion was passed with a 5 to 2 approval of that signage. Finally, under new business was GEEAA, SCP Springdale, 12110 Princeton Pike, the final development plan. This went quick. The folks from the development plan had all of their notes and acts together and had everything satisfied the local residents and what we approved on that day was the Mass Excavation, and again with little discussion that was approved with a vote of 7 to 0. I'd be happy to answer any questions on any of those matters. None? That will close the report on Planning Commission.

VII OLD BUSINESS

None

VIII NEW BUSINESS

None

IX DISCUSSION

None

X ADJOURNMENT

President Ramirez: Trying to break the record, are you? At this point the chair would accept a motion to adjourn.

Mr. Anderson: I move to adjourn.

Mrs. Ghantous: Second.

President Ramirez: We have a move and a second, all in favor say aye.

(voice vote taken to adjourn and adjourned with a vote of 6 to 0 with 1 member absent.)

President Ramirez: We are so adjourned.

Respectfully submitted,

_____, 2018

Chairman, Joseph Ramirez

_____, 2018

Secretary, Carmen Daniels