

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON MARCH 16, 2017 AT 5:00 P.M.

The March 16, 2017 meeting of the Ottawa Hills Zoning Commission was called to order at 5 pm by Mayor Kevin Gilmore.

Roll was taken with Commission members Paul Bishop, Sam Zyndorf, Katherine O'Connell and Mayor Kevin Gilmore present. Commission member Zac Isaac was absent and not expected to be in attendance. Also present were Village Solicitor Sarah McHugh and Village Manager Marc Thompson.

In the audience were Chris Heidenreich and Yarko Kuk.

Mrs. O'Connell made a motion to approve the minutes from the October 26, 2016 meeting. Mr. Zyndorf seconded the motion which passed unanimously.

Mayor Gilmore then administered the oath to Mr. Heidenreich and Mr. Thompson.

The first item on the agenda was a request for a variance at 3667 Sulphur Spring Rd.

Mr. Thompson reported that the Heidenreich family requested three variances in order to place a gazebo on the property. The specific variances included the request to have a second accessory structure, because the property already has a detached garage, a request to have the accessory structure partially in the side yard, and a variance request related to screening of the accessory structure from the street.

Mr. Heidenreich stated that living on a corner property created some difficulties regarding potential location of such structure. He commented that there was a substantial screening from the street already in existence.

Mrs. O'Connell stated that the proposed gazebo does not blend with the existing structure but it is natural in color. She mentioned the possibility of simply placing outdoor seating in the area.

Mr. Heidenreich said that this was the only area in the rear yard where seating would be natural. In response to a question from Mr. Bishop, Mr. Heidenreich said that moving the proposed gazebo close to the garage would create some issues with the grade.

Mrs. O'Connell made a motion to approve the variance as requested for an accessory structure, 10' x 10' x 14' in height, stained cedar, partially in the side yard, not entirely screened from the street and with recognition that it would be the second accessory structure. She noted that part of her motion was based on this being a corner lot which makes placing accessory structures more difficult.

Mr. Bishop seconded the motion and upon call the roll commission members O'Connell, Bishop, Zyndorf and Gilmore voted in favor of the motion.

Under the heading of discussion items, Mr. Thompson informed the commission that the special use permit request from Epworth United Methodist Church would be on the agenda at the next meeting.

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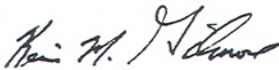
Discussion also followed regarding privacy screens with the understanding that a privacy screen erected in conflict with the zoning code on Sulphur Spring Road would be brought back to the Zoning Commission at the next meeting. This issue was tabled several months ago while the Zoning Commission was considering recommending changes to the fence code.

Lengthy discussion followed regarding the proposed changes to the fence code based on the comments from the Village Council. Modifications were suggested for the portion of the fence code addressing brick and stone walls, fence openness, chain-link fencing, materials and fence replacement.

It was agreed that modifications to the recommendations would be made consistent with the discussion which occurred and those modified recommendations would be forwarded to the Village Council.

It was agreed that the next meeting of the Zoning Commission would be on May 4 at 5 pm.

There being no further business the meeting was adjourned at 5:55 pm.



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Mayor Kevin Gilmore