

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON APRIL 6, 2016 AT 5:00 P.M.

Village Councilmember Katherine O'Connell, recognizing the absence of Mayor Kevin Gilmore, called the April 6, 2016 meeting of the Ottawa Hills Zoning Commission order at 5:04 PM. Roll was taken with members Sam Zyndorf, Katherine O'Connell, and Paul Bishop present. Commission members Mayor Kevin Gilmore and Zac Isaac were absent but expected momentarily.

Also in attendance representing the Village of Ottawa Hills were Village Solicitor Sarah McHugh and Village Manager Marc Thompson. Members of the audience included Helene McOwen, Todd Kime, Yarko Kuk, Supt. of Schools Kevin Miller, Nasrin Afjeh, Kathryn Miller, Alberto Arroyo and Paul Davis.

Mr. Zyndorf made a motion to approve the minutes from the March 17, 2016 meeting. Mr. Bishop seconded the motion which passed unanimously.

The oath was then administered to Todd Kime, Kevin Miller, Kathryn Miller, Helene McOwen, Alberto Arroyo, Paul Davis and Marc Thompson.

Mr. Isaac entered the meeting at this time.

Mr. Thompson provided a report regarding the continuation of the variance request for 2118 Evergreen Rd. This item was tabled at the most recent meeting with the suggestion that some modifications be made in the design of the proposed sunroom. He indicated that an email had been sent to Mr. Davis with specific recommendations in addition to those which were discussed at the previous meeting of the Zoning Commission.

Mr. Bishop asked if the inclusion of a flat roof as opposed to the curved roof as shown would deviate from the prefabricated system. Mr. Davis responded stating that they have flat roofs available but that the applicant wishes to have the curved roof. Review of various options shown in the company brochure followed. Discussion then followed regarding the color of the structural aluminum.

Mayor Gilmore entered the meeting at this time.

Kathryn Miller addressed the Zoning Commission stating that the Arroyos are wonderful neighbors and she wanted to make sure that the addition to the home matches the house. She expressed concern that the proposed sunroom does not go with the neighborhood and that any such addition should match the style of homes in the neighborhood. She said that she and her husband use their back porch often and hope that they would not have to put in additional vegetative screening as a result of the proposed addition.

Mr. Arroyo stated that previous concerns about reflection from the sun would not be relevant. He also stated that they had no intention of taking down the existing large tree or the security light. He continued by stating that the proposed addition is not unsightly and that he and his wife have good taste as evidenced by their decision to purchase a home in Ottawa Hills. They certainly did not want to diminish the property values in the area. Mr. Arroyo stated that the other neighbors in the immediate vicinity do not object to the proposed addition.

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Mention was made of a similar structure on a property located on Edgehill Road. It was determined that the Edgehill Road structure was constructed before the zoning code was changed including the requirement regarding types of materials.

Mr. Bishop wished to clarify the issues that are before the Zoning Commission. He reviewed those issues as 1) lot coverage, and 2) the requirements in the zoning code that materials be wood, stucco, masonry or materials that simulate those materials and that glass and metal be used only as accents.

Solicitor McHugh read paragraph 8.6 of the zoning code to add clarity regarding the use of materials.

Mr. Bishop commented that the Zoning Commission was not an architectural review committee and that use of white or brown aluminum was not necessarily a Zoning Commission question.

Mayor Gilmore said that the proposal was not consistent with the zoning code and as a result required a variance; therefore the Zoning Commission had the ability to place conditions upon any such variance granted.

Solicitor McHugh read the guidelines regarding issuance of variances in Ohio as found in a Supreme Court decision.

Mrs. O'Connell stated that she appreciated the addition of the masonry knee wall and thought that the straightened roof as opposed to the curved roof would be an improvement.

Mr. Zyndorf said that he thought the curved roof did not make much difference and did not find the proposal offensive.

Mr. Isaac stated that he thought the aluminum trim should be white to match the trim along the windows but he was okay with the curved roof.

Mr. Arroyo said that he would agree to do the white trim if he could keep the curved roof. He stated his wife was an engineer and she thought the curved roof was attractive.

Mr. Isaac made a motion to put the issue back on the table to deal with the two variances. Mrs. O'Connell seconded the motion and that motion passed unanimously.

Mr. Isaac then made a motion to approve the lot coverage variance and the variance related to the use of the glass and metal with the brick knee wall approximately 24 inches high. The trim will be a match to the window trim and the brick in the knee wall will match the house brick.

Mrs. O'Connell seconded the motion and upon call roll the motion passed unanimously.

The next item on the agenda was a request for two variances at the Elementary School located at 3602 Indian Rd.

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Mr. Thompson reported that the Ottawa Hills Elementary School wishes to construct an outdoor learning lab. In order to construct the proposed learning lab the Board of Education requests a height variance and a variance which would allow a second accessory structure on the property. The specific request is for a 6 foot high ornamental aluminum fence enclosing the 50' x 26' area. Additionally, the zoning code states that no property shall have more than one of the following: detached garage, storage shed, pool house or similar structure. There is already a detached garage on the property and this proposal includes a storage shed of 32 ft.².

Todd Kime reviewed the proposal and the renderings that had been provided to the Zoning Commission. In response to a question, Mr. Kime stated that the current plan does not include planting of additional arborvitae along with the property line.

In response to a letter objecting to the proposal, Kevin Miller stated that he met with the Bailey family on Monday of this week and thought that they had valid concerns. He reviewed their concerns related to the common property line and the access to the school from Manchester Road. He thought that they had a plan to address those concerns including adding some concrete to the access area and cleaning up the common property line.

Mr. Miller continued by stating that the school will remove the fence at the rear of the Bailey property and replace it, and will discuss the possibility of placing arborvitae along the common property line.

Dr. Miller said that he thought the fence enclosing the outdoor learning center should be at least 6 feet high to keep out animals, including deer and adventurous young people. He also informed the Zoning Commission that they have been working with Bowling Green State University and the Toledo Botanical Garden for help. He concluded by stating that they were committed to keeping it looking good for years to come.

Zac Isaac said that often when the Zoning Commission has allowed a 6 foot fence they have required screening adjacent to the fence.

Mr. Kime stated that the fence would be approximately 9 feet from the rear property lines of the homes along Manchester Road.

Helene McOwen expressed concern about increased traffic on the school property and the lack of privacy in her rear yard.

Dr. Miller said that they were considering a new fence behind the Bailey home only, not behind other homes. Some of the other homes have substantial vegetative screening already.

Mrs. O'Connell stated that she believed that a uniform fence along the school property line would be very beneficial in that it could improve the appearance of the whole area.

Mayor Gilmore stated that he was bothered by the concerns expressed by the Bailey family.

Mr. Bishop responded by stating that the concerns of the Baileys were not really relevant to the request and that Dr. Miller has committed that they will take care of the problems

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identified by the Baileys. Mayor Gilmore suggested that there could be a row of arborvitae along the entire area to address the concerns expressed by the Baileys and by Mrs. McOwen.

Dr. Miller said that he did not intend to “break the bank”, but will work with the Village in terms of trying to identify privacy alternatives.

Mrs. O’Connell then made a motion to approve the requested 6 foot aluminum ornamental fence surrounding the 50’ x 26’ land lab and to approve a second accessory structure to be 4’ x 8’ x 10’ high using materials that will resemble wood siding with the condition that the school would plant arborvitae along the east side of the school property line as appropriate.

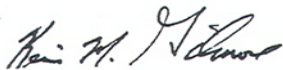
Mr. Isaac seconded the motion, and upon call the role the motion was adopted unanimously.

Brief discussion followed regarding potential changes in the zoning code related to privacy screens. Based on the discussion the administration staff will provide proposed language at the next meeting.

Discussion followed regarding a fence recently erected at the corner of Secor Road and Brantford Road. This property was the subject of a variance request which was approved for a shadowbox fence. The fence erected was not a shadowbox style fence and Mr. Thompson will follow up with the property owner to get that situation resolved.

It was agreed that the next meeting of the Zoning Commission would be on April 27 at 5 pm.

There being no further business the meeting was adjourned.



Kevin M. Gilmore, Mayor