

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON MAY 18, 2017 AT 5:00 P.M.

Mayor Kevin Gilmore called the May 18, 2017 meeting of the Ottawa Hills Zoning Commission to order at 5:00 pm. Roll was taken with Commission members Paul Bishop, Katherine O'Connell, Sam Zyndorf, Zac Isaac, and Mayor Kevin Gilmore present. Also present representing the Village of Ottawa Hills were Sarah McHugh and Marc Thompson.

Members of the audience included Richard Marcus, Stephanie McBride, Beverly McBride, Gary McBride, Morgan Bayer, Todd Kime, Neo Longoria, Nil Gallagher, Anthony Selking, Scott Hinz, Jennifer Seifried, Mindy Kairis, Nicole Beagle, Jason Motter, Kiersten Robinson, Judy Bellman, Karen Fruth, and Yarko Kuk.

Mrs. O'Connell made a motion to approve the minutes from the May 4, 2017 meeting. Mr. Bishop seconded the motion and upon call of the roll Commission members O'Connell, Bishop, Zyndorf and Gilmore voted in favor of the motion. Mr. Isaac abstained, stating that he was not at the May 4 meeting.

Mayor Gilmore then administered the oath and every member of the audience except Mr. Kuk and Mr. Longoria, took the oath.

Mr. Thompson reported that the first item on the agenda included 3 variance requests for the property at 4110 Dunkirk Rd. He reported that Mr. and Mrs. McBride have purchased the house at this location and intend to have it removed and replaced with a new home. The new home will require variances for lot coverage, rear yard and corner yard setback.

He noted that renderings which had been sent to nearby property owners showed a sideload garage and that the current proposal shows a front load garage, which is a permitted use in an A-8 zoning district.

Mr. Kime stated that the McBrides have purchased a home across the street from their family and intend to replace the existing, rundown home with a new home which would front on Pembroke Road. This change in frontage is necessary to accommodate requirements of the zoning code related to side yard setbacks. He also reviewed recent changes in the proposal which were included to accommodate concerns by neighboring property owners to the west.

Richard Marcus said that he lived nearby on Dunkirk and is very grateful to the McBride family for removing the old structure and constructing a new home.

Commission member Zyndorf said that we do not see this type of activity often and commended the applicants for their actions.

Mrs. O'Connell said that this was a good proposal for this particular lot and a well-thought-out plan. She said that the scale would fit the neighborhood and she was not concerned about the lot coverage variance.

Mr. Bishop noted that the encroachments are minimal.

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Mrs. Fruth, the neighbor to the west, said that she had some initial concerns about the original garage location and configuration but that the applicants were very willing to accommodate her concerns. Based on the recent revisions to the plan she had no objection.

Mr. Isaac stated that he thought the variances were minor in nature.

Mayor Gilmore commented that he was delighted with the proposal and hopes that it happens more often in the Village.

Mr. Isaac then made a motion to approve the requested variances as described and shown in the plans. Mr. Bishop seconded the motion which passed unanimously.

The next item on the agenda was a request for variances at 2278 Evergreen Rd. Mr. Thompson described the desire of the applicants to turn the existing garage into living space and add a new attached garage on the north side of the property. The variances necessary to allow this to occur would include an aggregate side yard variance, a minimum side yard variance, a lot coverage variance and a variance allowing a front facing garage door.

Mindy Kairis, the applicant, stated that she has lived in the home for three years and needs to make the home bigger because her family is getting larger. They need more living space and wish to remain in this home, which does not have a basement. She said the variances are very important to her and her expanding family.

Anthony Selking, the neighbor to the north, expressed concern that the expansion would greatly diminish the distance between the Selking house and the Kairis house.

Mrs. Kairis said that the proposed second floor is office and living space. She expressed concern about tree removal recently done by Mr. Selking along the property line. She mentioned that the Selking family has two children and they will soon have four children and that is the primary reason for needing the expansion.

Mr. Zyndorf said that in this instance the opinion of the neighbor would be very important and he said that it is not the problem of the neighbor that the applicant's family was expanding. He asked about putting the garage behind the house and commented that he was not in favor of the current proposal.

Mr. Hinz said that the current garage is too small for the size of cars and that it was impossible to open the car doors with two cars in the garage currently. The proposed expansion would allow for a large garage and additional living space for the expanding family.

Mrs. O'Connell stated that she had concern about the size of the proposed side yard and the structure getting too close to the property line. She asked if it would make more sense to place the garage behind the house.

Mrs. Kairis said it would be too expensive to put the garage in that location.

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Mrs. O'Connell said that it was a large lot and it did not seem appropriate for the garage to be squeezed onto that area of the lot.

Mr. Bishop stated that he might look more favorably upon a smaller variance.

Mr. Isaac asked about the possibility of screening on the proposed side yard.

Mr. Selking commented that if the variance is approved, there would be a two-story garage 12 feet from his property which will look and seem very close.

Mr. Isaac stated that he thought there were alternatives which should be considered.

Mayor Gilmore said that he was not hearing much support from the commission members for the proposal. He informed the applicant that if there was a "no" vote on her proposed variances, she would be prohibited from resubmitting a variance request for a period of one year.

Additional discussion followed and at the conclusion of the discussion Mrs. Kairis elected to withdraw her variance request.

The next item on the agenda was a request for variances at 2636 Underhill Rd.

Mr. Thompson reported that the applicants Jennifer and Todd Seifried have purchased this property and intend to remove the existing home and construct a new home in its place. In order to do so they have requested variances related to the aggregate side yard, the minimum side yard, building height, garage location and approved contractor. He reported that the original request had been modified regarding the proposed height of the new home although the new proposed height, at slightly over 36 feet, still requires a variance.

Jennifer Seifried informed the Commission that they purchased the property in December and interviewed several builders. She said that they wanted very much to stay in the Village of Ottawa Hills and build their dream home.

She said that Distinctive Building Elements (DBE) stood out among the builders they interviewed particularly related to their finish work and their attention to detail. They have built beautiful homes although their work is primarily in Hancock County.

Jason Motter, the owner of the company said that they do most of their work in the Findlay, Ohio area and believe that they are the premier builder in that region, building several homes valued at over \$1 million.

Mayor Gilmore commented that he had been in some homes in the Findlay area built by DBE and they are very fine homes of very high quality.

Discussion followed about the site and the likelihood of some tree removal as part of the construction process.

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Nil Gallagher said that she was a local landscape company owner and is very familiar with the property because she does work on the adjoining property at 2704 Underhill, owned by Mrs. Joan Bayer. Mrs. Gallagher described the current drainage problems on the applicant property and how they impacted the neighboring property. She said that a good drainage plan will be a critical element in the development of a new home plan and should benefit both properties.

Morgan Bayer said that she was representing her mother and they are looking forward to having new neighbors. She was pleased that the proposed height had been reduced. She also mentioned there were very mature trees near the property line that will need protection during construction. Discussion followed regarding proper methods for protecting trees.

Ms. Bayer said that she thought the house was too wide for the size of the lot and that the scale of that portion of Underhill Road would be disrupted if the house is allowed to proceed as proposed.

Mrs. Seifried said that the house is approximately the same size as the house currently on the lot and will be about 4000 square feet. She commented that they hope to keep as many trees as possible.

Kiersten Robinson said that the current house is in very bad condition and thinks that the proposal fits the lot very well. She also commented that she was confident that the Seifried family will take excellent care of the property and that it will be an asset to the neighborhood and the community.

In response to a question from Ms. Bayer it was confirmed that the proposed garage will be a rear loading garage.

Mayor Gilmore said that he had spoken with Mrs. Bayer and recognizes that there is a flooding problem on the applicant property and that the existing home was in horrible condition. He was appreciative that the height issue had been addressed.

Mr. Isaac said that he would be more comfortable if he could see the relationship between the proposed home and the existing homes on either side. The plans as submitted do not show the relative location of the homes on either side of the applicant property.

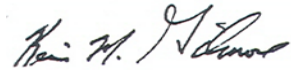
The applicants indicated a willingness to provide a drawing which would show the proposed home and the existing homes on either side. Discussion followed and it was agreed that the applicants could provide alternatives which show the side yard on the south side at 16, 18, 20 and 22 feet in order to allow the Commission to more fully understand the relationship between the proposed home and the existing homes.

Mr. Isaac made a motion to table this variance request pending receipt of additional information from the applicants. Mrs. O'Connell seconded the motion which passed unanimously.

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It was agreed that the Zoning Commission will meet again on Wednesday, May 31 to
continue the discussion of this variance request.

There being no further business the meeting was adjourned.



Mayor Kevin Gilmore