

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON AUGUST 30, 2017 AT 5:00 P.M.

The August 30, 2017 meeting of the Ottawa Hills Zoning Commission was called to order at 5:03 pm by Katherine O'Connell.

Roll was taken with Commission members Sam Zyndorf, Paul Bishop, Zac Isaac and Kate O'Connell present. Mayor Kevin Gilmore was not expected. Also present were Village Solicitor Sarah McHugh and Village Manager Marc Thompson. Yarko Kuk, Nick and Monica Mancy, and Leslie Brookman were in attendance, also.

Mrs. O'Connell administered the oath to Mr. Mancy and Mr. Thompson.

Mr. Bishop made a motion to approve the minutes of the July 24, 2017 meeting. Mr. Isaac seconded the motion which passed unanimously.

Mr. Thompson provided the report related to the variance request at 3866 Brookside Rd. He informed the Zoning Commission that the Mancy family wishes to install a hot tub partially in ground so that the top of the structure is about 18 inches above existing grade. They will have a cover on the hot tub consistent with covers on typical hot tubs. The Mancy's will install fencing which is 48 inches in height to assure that the hot tub is completely enclosed by fencing. However, the request is to allow some of the existing fencing to constitute the enclosure. Some of that fencing is less than 48 inches in height. Mr. Thompson stated that it was a somewhat unusual situation because this is not a traditional hot tub nor is it a traditional swimming pool.

Mrs. O'Connell mentioned an email from the Carrubba family indicating support for the proposal.

Mr. Zyndorf stated that he had no problem with the proposed variance. Mr. Isaac concurred stating that the rear yard was very heavily screened.

Mrs. O'Connell stated that this was a unique situation and didn't consider the structure as a swimming pool.

Mr. Isaac made a motion to approve the fence height variance as requested. Mr. Bishop seconded the motion and upon call of the roll the motion was approved unanimously.

Substantial discussion followed regarding the proposed amendment to the zoning code related to planned unit developments. Commission members discussed some specifics and decided that they would prefer to review the proposed language individually and have Solicitor McHugh and Mr. Thompson review their proposals with the consultant.

Discussion also involved whether or not there should be limitations on where PUD's could be considered. For example, Mrs. O'Connell suggested that it might be appropriate to specifically prohibit PUD'S in plat three. There was discussion about the ability of the Zoning Commission and the Council to approve or disapprove planned unit developments regardless of their location.

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Mrs. O'Connell also stated that it was important to keep this process moving because this is a key piece of the visioning plan. It is consistent with the surveys done which indicate that Village citizens see the need for alternate housing opportunities and perhaps some commercial development.

Brief discussion followed regarding the modifications to the zoning code related to fencing. Mr. Thompson mentioned that several questions had come forward regarding repair and replacement of damaged fencing. It was agreed that a 50% standard would be appropriate. Therefore, fences that are damaged less than 50% of the total amount of fencing may be repaired. Fences which are damaged or in a state of disrepair in an amount greater than 50% would need to be replaced. Replacement fencing would be required to comply with the new zoning code requirements.

It was agreed that the next meeting would be on October 10 at 4:30 pm.

There being no further business the meeting was adjourned.

  
Commissioner Member Katherine O'Connell