

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON MAY 31, 2017 AT 5:00 P.M.

The May 31, 2017 meeting of the Ottawa Hills Zoning Commission was called to order by Mayor Kevin Gilmore at 5:05 pm. Present were Zoning Commission members Sam Zyndorf, Katherine O'Connell, Paul Bishop, Zac Isaac, and Mayor Kevin Gilmore. Also present were Village Solicitor Sarah McHugh and Village Manager Marc Thompson. Members of the audience included Todd and Jennifer Seifried, Jason Motter, Nicole Beagle, Nil Gallagher, Morgan Bayer and Yarko Kuk.

Mayor Gilmore administered the oath to Nil Gallagher, Morgan Bayer, Todd and Jennifer Seifried, Jason Motter, Nicole Beagle and Marc Thompson.

The only action item on the agenda was a request for variances related to a new home proposed at 2636 Underhill Rd. Mr. Isaac commented that this item was tabled at the last meeting and therefore he made a motion to remove it from the table for consideration by the Zoning Commission. Mr. Bishop seconded the motion which passed unanimously.

Mr. Thompson reported on the variances requested and called to the attention of the Zoning Commission the additional information provided by the applicants as requested by the Zoning Commission at the prior meeting. He pointed out that although a height variance was still necessary the applicants had voluntarily reduced the proposed height of the structure from its original proposed height of 42 feet to 36 feet. The variances still needed include aggregate side yard, minimum side yard, height, garage location and approved contractor.

Mr. Thompson also confirmed that the applicants had provided four alternative site plans which show the relationship between the existing homes and the proposed home. This satisfied the request by the Zoning Commission as part of their deliberation at the May 18 meeting. Each member reviewed the 4 alternative site plans prior to the meeting.

The applicants, Todd and Jennifer Seifried, did not have comments to add at this time.

Mayor Gilmore asked for comments from the Zoning Commission members commencing with Commission member Zyndorf.

Mr. Zyndorf stated that he preferred the option which would have the side yard on the south side being at 22 feet. He said that of the various options provided by the applicant, the 22 foot side yard centers the proposed home between the two structures on each side. Discussion followed with Mr. Zyndorf explaining that the proposed side yards on the applicant property and the existing side yards on the neighboring properties would result in the proposed new structure being centered between the two existing homes if the side yard on the south side would be 22 feet.

Substantial review of the site plan followed, and there was discussion related to fencing on the south side of the property.

Mrs. O'Connell stated that she thought the 22 foot side yard on the south side of the property made sense, as well. She said that it seemed logical for the zoning district to center the home between the two existing houses.

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Mr. Bishop said that he had walked on the property predominantly on the north side. He noted that the proposed wall on the south side was a solid monolithic wall. It appeared to him that the structure will be further away from the Bayer home on the north side than is the existing structure. He also commented that the intention to move the driveway away from the property line where possible will aid in the effort to protect the trees which provide screening between the properties.

Morgan Bayer asked if it was possible to move the driveway away from the property line further than is the existing driveway.

Applicant Jennifer Seifried said that there will be less driveway near the property line under the proposed conditions, than under the existing conditions. She indicated that the drive will be approximately 12 feet wide.

Morgan Bayer said that the turn necessary to drive into the proposed garages will not be an easy turn given the angles.

Discussion followed with the applicants stating that the driveway near the street leading to the house will be moved away from the property line but at the corner of the house and beyond, the driveway will be on the property line in order to allow access to the garage. It was pointed out that at this location the existing driveway is on the property line and in one area, actually over the property line onto the Bayer property. Mrs. Seifried commented that the new driveway would not encroach onto neighboring property.

Mr. Isaac stated that he and Mrs. Bayer were very concerned about the current drainage problems on the property. Additional discussion followed with the applicants stating that at the street the driveway will probably be about a quarter of the way across the lot, further away from the north lot line than is the existing driveway.

Nil Gallagher asked if there would be room for additional planting between the driveway and the property line in the area near the house and the garage. Mr. Bishop responded that it would be unlikely that there would be room for additional planting in that area, as it will be necessary for that area to be used for turning into the new garage.

Mr. Zyndorf confirmed that the proposal is for a three car garage.

Mr. Isaac stated that moving the driveway to the south provides an opportunity to improve drainage which will benefit the applicant property and will provide substantial benefits to the Bayer property as well. He said that he lived in the area and was well aware of the drainage problems that occur in times of heavy rain.

Jason Motter indicated that they did not anticipate bringing in a substantial amount of additional fill dirt so as not to damage the trees in the front yard. Their plan for drainage is to have catch basins in the front yard probably one on each side of the new driveway, in the low areas, and for the water to be piped to the Ottawa River at the rear of the property.

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Jennifer Seifried stated that the applicants were very concerned about drainage and did not want water lying on the property or near the house. She also mentioned that they are considering the possibility of adding additional soil in the front and creating tree wells to protect the existing trees in the front yard.

Mr. Zyndorf mentioned the aesthetic appeal of having a curve in the driveway such as exists on other nearby properties.

Mr. Bishop said that he thought the 22 foot south side option created a less severe situation on the north side, near the house than currently exists. He pointed out that the proposed home will be further away from the north property line than is the existing home.

Mr. Isaac stated that he was becoming more comfortable with the proposed plan as the discussion proceeded but he would like to assure that the driveway location and drainage are adequately addressed. He said that he thought this proposal could be a win/win for all properties.

Mr. Isaac then made a motion to approve a variance which would result in a side yard of 20.84 feet on the north side and 22 feet on the south side for an aggregate side yard of 42.84 feet. The variance will also include a height variance at 36'1", and the garage location variance allowing the garage to be placed in front of the main part of the house. He further stated that the variance was contingent upon the location of the new driveway satisfactorily addressing future drainage so as to minimize runoff to the Bayer property to the north.

Morgan Bayer asked if the contractor had been approved. Discussion followed regarding the request for a variance to allow this contractor to proceed with the project through the granting of a variance. Mr. Thompson explained the requirements in the code related to approved contractors and the reason for this variance request.

Mayor Gilmore stated that he was familiar with homes built by this contractor in the Findlay area and they were beautiful. Mr. Bishop said that the Zoning Commission had been provided with photographs of homes built by the contractor. The issue was that these homes were not built in Lucas County or any of the adjoining counties. Mr. Zyndorf commented that it was almost like providing reciprocity for homes built in Hancock County.

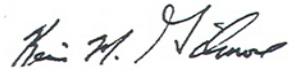
Mr. Thompson stated that the contractors provided documentation that would have satisfied the requirements if Hancock County was adjacent to Lucas County.

Solicitor McHugh stated that a motion was on the table and then reread the motion confirming that the motion included side yards of 20.84 feet on the north side, 22 feet on the south side, height of 36'1" and the garage located in front of the home, as well as authorizing Distinctive Building Design as an approved contractor. She also stated that the motion included that the installation of the new driveway be done in such a manner so as to minimize runoff from the applicant property to the Bayer property to the north.

Mrs. O'Connell seconded the motion and upon call of the role Commission members Zyndorf, O'Connell, Bishop, Isaac and Gilmore voted in favor of the motion.

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It was decided that the next meeting of the Zoning Commission would be 4:30 pm on June 27. There being no further business the meeting was adjourned at 5:38 pm.



Mayor Kevin Gilmore