

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON JULY 24, 2017 AT 5:00 P.M.

The July 24, 2017 meeting of the Ottawa Hills Zoning Commission was called to order at 5:00 pm by Katherine O'Connell. Chairman Kevin Gilmore was not present but was expected momentarily.

Roll was taken with Commission members Sam Zyndorf, Paul Bishop, Zac Isaac and Kate O'Connell present. Also present were Village Solicitor Sarah McHugh and Village Manager Marc Thompson. Members of the audience included Rex Decker, Dr. and Mrs. Amir Askari, Yarko Kuk and Justin Robbins.

Mr. Isaac made a motion to approve the minutes from the meeting of May 18. Mr. Zyndorf seconded the motion, which passed unanimously.

Mr. Isaac made a motion to approve the minutes of the May 31 meeting of the Zoning Commission. Mr. Zyndorf seconded the motion, which passed unanimously.

Mrs. O'Connell then administered the oath to Dr. and Mrs. Askari, Justin Robbins and Marc Thompson.

Noting that the applicant for the first item on the agenda, Nadia Kalb, was not present Mrs. O'Connell moved to the second item on the agenda which was a request for a subdivision of real property at 3007 Valleyview Dr.

Mayor Gilmore entered the meeting at this time.

Mr. Thompson described that the Askari family owned two parcels of property along the west side of Edgehill Road. The two parcels were originally platted as a single parcel in 1926 but sometime in the 1940s it was divided into two parcels.

He reported that the applicant wishes to split a 15 foot strip (about 3046 ft.²) from the larger parcel and attach it to the smaller vacant parcel. The proposed lot split would increase the square footage of the smaller lot to a size of 37,071 ft.². Additionally, increasing the size of the vacant parcel would allow for greater flexibility if a home would be built on the property. This greater flexibility is important due to the intrusion of the floodplain onto a portion of the property.

The Zoning Commission had been provided with a copy of Ordinance 94-10 which contains the rules applying to subdivision of property in Ottawa Hills. The Zoning Commission also was provided a map showing the square footage of the surrounding properties.

Dr. Askari informed the Zoning Commission that the proposed action was suggested by a potential builder. The Askari's are no longer living at the property and it is for sale. He said that they lived on the property for over 40 years and never saw the lot flood.

Fred Askari entered the meeting at this time and took the oath.

He indicated that there was no intention to build in the floodplain and that the additional land would help avoid the floodplain.

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Discussion followed regarding the concern expressed by a nearby property owner about potential increased flooding if the floodplain was built on or filled in.

Mayor Gilmore then asked members for any comments.

Mr. Zyndorf said he had no issue with the proposal and advised that the Askari's not sell the lot before the house is sold.

Mrs. O'Connell stated that she walked on the lot today and said that the parcel is an asset to the home. She said that she was in favor of the proposed action but wanted to emphasize that it was unlikely that she would vote for variances related to the construction of a new home particularly since the lot was being reconfigured at the request of the owner.

Fred Askari said that builders he had talked to were confident that the additional land would provide for a sufficient building envelope for a new home that would not encroach into the floodplain.

Mr. Bishop stated that he presumed the entrance would be on Edgehill Road pointing out that the guard rail and the fire hydrant limited flexibility related to access to the parcel

Mr. Isaac said that he had no problem with the proposed subdivision of property but wanted to emphasize that there are requirements regarding setbacks for new homes in the Village.

Mayor Gilmore also commented that he had no problem with the proposal.

Mr. Isaac then made a motion to approve the proposed lot split which would reduce the size of the larger parcel and increase the size of the smaller parcel by 3046 square feet as shown on the April 13 drawing. Mr. Bishop seconded the motion and upon call of the roll the motion was adopted unanimously.

The Zoning Commission then elected to consider the request for a side yard variance at 2509 Hempstead Rd. even though the applicant was not in attendance.

Mr. Thompson stated that the side yard requirement for the zoning district was 10 feet according to the new zoning code. He reminded the Zoning Commission that at previous times the requirement was as small as 5 feet, so the existing home constitutes a nonconforming use since the side yard is less than 10 feet currently.

The proposal would remove an existing deck and replace that deck with an enclosed portion of the home which would extend the nonconforming use. The proposed home expansion would be 8' x 11'.

Mr. Zyndorf indicated that he was in favor of the variance.

Mrs. O'Connell stated that she thought it would be an improvement to the property and the neighborhood.

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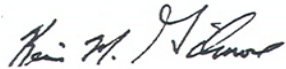
The applicant, Nadia Kalb entered the meeting at this time.

After brief additional discussion, Mrs. O'Connell made a motion to approve the side yard variance as requested. Mr. Zyndorf seconded the motion and upon call of the roll the motion was adopted unanimously.

The final item on the agenda was continuation of a discussion of the proposed amendments to the zoning code which would result in a new chapter allowing for planned unit developments (PUD). The Zoning Commission had been provided with the proposed text of the new chapter and Justin Robbins of OHM Advisors provided a brief presentation about the planned unit development concept and about the specific language that was proposed.

Substantial discussion followed and it was agreed that the Zoning Commission, at its August 30 meeting, would review the proposed language in more depth although there was enthusiasm for the concept and the flexibility it would provide for our community.

There being no further business the meeting was adjourned at 6:05 pm.



Mayor Kevin Gilmore