

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON JANUARY 18, 2018 AT 5:00 P.M.

The January 18, 2018, meeting of the Ottawa Hills Zoning Commission was called to order at 5 pm by Mayor Kevin Gilmore. Roll was taken with members Katherine O'Connell, Paul Bishop, Zac Isaac, Sam Zyndorf, and Mayor Kevin Gilmore present. Village Solicitor Sarah McHugh and Village Manager Marc Thompson were also present.

In the audience were Robert O'Connell, David Novak, Henry Ledgard, and Yarko Kuk.

Mr. Bishop made a motion to approve the minutes from the December 20, 2017 meeting. Mrs. O'Connell seconded the motion which passed unanimously.

Mayor Gilmore then administered the oath to Mr. Novak, Mr. Ledgard and Mr. Thompson.

Mr. Thompson described the variance request for the property at 2087 Carriage Hill Dr. He said that the Novak family had recently purchased the property at this location and wishes to build a new home. They seek a variance that would reduce the required front yard from 40 feet to 35 feet and a second variance which would allow the height to be 29'6". Mr. Thompson stated that the zoning code required a 40 foot front setback as did the plat which was record recorded in 1958. Mr. Thompson continued by stating that four other homes in the immediate vicinity have actual front yard setbacks of approximately 32 feet.

In response to a question from Mayor Gilmore, Mr. Novak said that he had no additional facts to add but would be happy to answer any questions that the Zoning Commission might have.

Mr. Ledgard of 2045 Carriage Hill commented that the property had been vacant and open for several years and that constituted a small park for the neighborhood. He asked about the location of the house on the property and hoped that there would still be some open green space near the corner of Carriage Hill and Hillandale Road.

Mr. Novak responded stating that the site plan shows that there will be a very long side yard on the south side of the house. He said they have no intentions of building on this portion of the site and envision using it as if it were their rear yard, since there will be a very small rear yard on this lot.

Mayor Gilmore then asked for comments from members of the Zoning Commission.

Mrs. O'Connell stated that she thought it was a good proposal for this lot and she was pleased to see a nice single-family home being built there. She also stated that the proposed variances were not sizable and were in scale with the size of the property.

Mr. Bishop said he had no issues with the proposed variance.

Mr. Isaac stated that he had no problems related to the proposed variance.

Mrs. O'Connell then made a motion to approve the Novak variance request which included a front setback of 35 feet and a height not to exceed 29'6", provided that the structure would be

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roughly located as shown in the plot plan received by the Zoning Commission dated December 12, 2017.

Mr. Isaac seconded the motion, and upon call of the roll the motion passed unanimously.

Mr. Novak said that he thought construction would begin in the spring.

Mr. Isaac then made a motion to move into executive session for the purpose of discussing pending litigation. Mrs. O'Connell seconded the motion and upon call of the roll the motion was adopted unanimously.

Solicitor McHugh invited Mr. Jimmy McGhee who had entered the meeting shortly before to attend the executive session.

The Zoning Commission returned to regular session at 5:32 pm based on a motion by Mr. Isaac, a second by Mr. Bishop and unanimous vote.

Solicitor McHugh read a public statement.

Mayor Gilmore thanked Mr. McGhee for attending. Mr. McGhee thanked the commission for the opportunity to participate.

It was agreed that the next meeting of the Zoning Commission will be on March 1 at 5 pm.

There being no further business the meeting was adjourned at 5:35 pm.



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Mayor Kevin Gilmore