

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO, HELD ON FEBRUARY 28, 2019 AT 4:30 P.M. IN THE JEAN W. YOUNGEN MUNICIPAL BUILDING

Mayor Kevin Gilmore called the February 28, 2019 meeting of the Ottawa Hills Zoning Commission to order at 4:30 pm.

Commission members Todd Seifried, Katherine O'Connell, Paul Bishop, Zac Isaac and Mayor Kevin Gilmore were present. Also present representing the Village were Village Solicitor Sarah McHugh and Village Manager Marc Thompson.

Citizens present included Patricia Koury, Anne Hartley, Nasrin Afjeh, Yarko Kuk, Nancy Schiciano, Nancy Kime, Todd Kime, Donnie Stevens, Jim Walter, and Brad Browne.

Mrs. O'Connell made a motion to approve the minutes from the January 17, 2019, meeting. Mr. Bishop seconded the motion, which passed unanimously.

Mayor Gilmore then administered the oath to Anne Hartley, Nancy Schiciano, Nancy and Todd Kime, Donnie Stevens, Jim Walter, Brad Browne, and Marc Thompson.

The first item on the agenda was a public hearing for the special use request at 2532 Evergreen Rd., the Ottawa Hills High School. Mr. Thompson provided background for the Zoning Commission stating that the Ottawa Hills High School is a special use in a single-family residential district and therefore any change in use or an expansion of the facility requires a modification to the special use. He informed the Zoning Commission that their role is to conduct the public hearing, review the proposal and make a recommendation to the Village Council. The Village Council then determines whether or not to issue the special use permit.

Mr. Thompson described the proposed addition to the high school of about 4200 ft.² to be placed adjacent to the east wall of the gymnasium. The top of the proposed parapet walls will be approximately 22 feet high and the building will be approximately 92 feet wide and 46 feet long.

Nancy Kime, the architect on the project, provided additional information stating that the building will be single-story and will be used for curriculum related and extracurricular activities at the school. Mrs. Kime reported that approximately 15 parking spaces will be lost as a result of the expansion although school officials do not believe that will create parking problems since there will still be over 100 stalls left.

Mrs. Kime stated that the proposed building will be adjacent to the east wall of the gymnasium, but will be a separate structure. It will not be dependent upon the existing building for its structural integrity.

In response to a question from Mrs. O'Connell, Mrs. Kime stated that the windows on the east side would look out on the parking lot and provide substantial natural light and ventilation for the proposed facility.

The proposed expansion will not require any additional or relocated curb cuts for access to the parking lot. Mrs. Kime stated that the traffic pattern through the parking lot will remain about as it is currently, although it will shift approximately 40 feet to the east.

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She confirmed that the mechanical equipment related to the new structure will be located on the roof behind the parapet walls. She said that if someone was standing in the football field they may be able to see some of the mechanical equipment but the nearby property owners should not.

Mrs. Kime also confirmed that there would be no additional lighting aside from that which is very similar to what is located on the building currently. So there should be no impact for neighbors.

The expected use of the new facility will be multipurpose in nature primarily being a weight room and exercise room. However it will include some open, flexible space for dance team practices, yoga classes, etc.

Mrs. Kime confirmed that the estimate for the project is about \$650,000.

In response to a question for Mrs. Afjeh, Mrs. Kime said that there have been no bids received. Mayor Gilmore stated that there has been no Village involvement in this project and that the Village has not contracted with Kime design for work related to this project.

Mr. Isaac made a motion that the Zoning Commission recommend to the Village Council approval of the requested modification to the special use to include a 4200 ft.² addition to the high school facility for a fitness center and weight room consistent with the diagrams and drawings dated November 19, 2018.

Mrs. O'Connell seconded the motion and upon call of the roll, the motion passed unanimously.

The next item on the agenda was a request from 2201 Secor Rd., Hope Lutheran Church, for a variance from a portion of the electronic sign code.

Mr. Thompson described that the church had recently received a special use permit to expand the size and change the location of the sign. The variance request before the Zoning Commission relates to the use of color in their electronic sign. The zoning code restricts electronic signs to amber letters on a black background, unless a variance is approved.

Mr. Walter, representing Hope Lutheran Church, introduced Nancy Schiciano and Brian Heil. He said that the church has put the electronic signboards in place but the entire sign project is not yet complete. They are waiting for appropriate weather in order to finish the masonry portion of the project. Mr. Walter stated that the church did not initially seek a variance from the portion of the code that limits color on electronic signs. However, after viewing the electronic sign recently installed at the high school which has color capabilities, church members thought that having color capability on the sign would be an improvement.

Mr. Walter said that the church believes that using colors on the sign would allow for a warmer welcome to the community particularly because of the church location at the intersection of Secor Road and Bancroft Street. He noted that it is also a voting location and

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has hosted other community events. Mr. Walter said that the only variance they were seeking was to allow for the use of color in the sign.

Mr. Bishop asked if the village had received any comments from citizens related to the request. Mr. Thompson responded no such comments have been received.

Mr. Isaac said that he was concerned about consistency noting that this was the third electronic sign in the Village. He said he had concern about color and referred back to the September 20, 2018, minutes involving the school variance request. He said that the reason for allowing color there was to allow for pictures of the student of the month.

Mayor Gilmore confirmed Mr. Isaac's comments regarding the use of color on the school sign.

Mrs. O'Connell stated that the variance for the school was still very limited noting it was not the Villages desire to be on the front of the curve related to electronic signs, stating that Village wished to take a "toe in " approach.

Mrs. Hartley commented that she appreciated the school turning the sign off at approximate 11 pm.

Discussion followed confirming that the color usage of the school sign is not limited to photographs of the student of the month.

Mr. Walter complimented the school on the attractive nature of their sign and said that he thought the Epworth Church location should also have color capability.

Mr. Bishop confirmed that the request is for color display not for additional movement. He said that the current amber on the dark background is rather harsh and that he thought the opportunity to use color would be a softer appearance.

Mrs. O'Connell suggested that perhaps it would be relevant to wait until the construction of the sign was completed before they further evaluated the request.

Mr. Heil from the sign company said that this was the first municipality he had worked in which did not allow use of color.

Mayor Gilmore suggested that consultation with the Police Department may be appropriate to determine if they thought that a color sign would create more risk of accidents.

After brief additional discussion Mrs. O'Connell made a motion to table the request until after the sign is entirely completed and there is an opportunity to see examples of the proposed color sign. Mr. Bishop seconded the motion which passed unanimously.

Mayor Gilmore commented that this was Mr. Isaac's last meeting as a member of the Ottawa Hills Zoning Commission. He introduced Patty Koury who will be taking his place and filling his unexpired term.

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It was agreed that the next meeting would be on April 8 at 5 pm.

There being no further business the meeting was adjourned at 5:20 pm.



Mayor Kevin Gilmore