

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD ON AUGUST 29, 2018 AT 5:00 P.M. IN THE OTTAWA HILLS MUNICIPAL BUILDING

Mayor Kevin Gilmore called the August 29, 2018, meeting of the Ottawa Hills Zoning Commission to order at 5 pm. Present were members Kevin Gilmore, Paul Bishop, and Todd Seifried. Commission members Kate O'Connell and Zac Isaac were absent but were expected momentarily. Also present were Village Solicitor Sarah McHugh and Village Manager Marc Thompson.

Members of the audience included Tom Puffenberger, Jim Walter, Kevin Maxey, Chris Fleming, Ann Miller, Ben Coley and Yarko Kuk.

Mr. Bishop made a motion to approve the minutes from the June 28, 2018 meeting of the Zoning Commission. Mr. Seifried seconded the motion which passed unanimously.

Mayor Gilmore then administered the oath to Marc Thompson, Kevin Maxey, Jim Walter, Ben Coley, Tom Puffenberger, Chris Fleming, and Ann Miller.

Mrs. O'Connell and Mr. Isaac entered the meeting at this time.

The first item on the agenda was a request for a fence height, location and openness variance at 3303 Darlington Rd. Mr. Thompson reported that this property is on the corner of Darlington Road and Secor Road and that the Fleming family had recently purchased the property and wishes to replace an existing fence along the Secor Road side of the corner lot.

He continued by stating that the proposal was for a privacy fence which would require a variance from the 50% openness requirement. The fence as proposed would be 72 inches in height and would be between the street and the house which also requires variances.

Mr. Fleming noted that a letter had been received endorsing the variance from a nearby property owner, Larry Mitchell.

Mrs. O'Connell mentioned that the second item on the agenda was a virtually identical variance request for the property at 3305 Pelham Rd. She stated that perhaps both variances could be considered simultaneously and commented that she was favorably inclined on both variances based on prior decisions of the Zoning Commission and the recognition of the high amount of traffic on Secor Road.

After brief additional discussion, Mrs. O'Connell made a motion to approve the variances at 3303 Darlington Rd. and 3305 Pelham Rd. which included both fences being 72 inches in height, both fences being privacy fences and the fence being located closer to the street than is the house at both locations.

Mr. Isaac seconded the motion and upon call of the roll the motion to approve the variances at both locations passed unanimously.

Mr. Thompson reported on the next item on the agenda which was a request for a front yard structure at 2460 Edgehill Rd., the home of Gordon and Terribeth Moore. Mr. Thompson reported that the Moore family wishes to place four structures, two at each driveway entrance to help identify the entrances to their properties. The proposal is for each structure to include

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two piers and a wall connecting the two piers. The total length of each structure would be approximately 8 feet. The taller of the two piers would be 48 inches in height and include a carriage light. The piers would be about 20 square inches.

Mr. Thompson reported that the proposed structures would be on private property, just behind the tree line on Edgehill Road.

Ann Miller, representing the Moore family, stated that she had designed the proposed structures and that they wished to modify the submission to shorten the height of the two piers at each structure. The taller pier would be 3 feet in height and the shorter one would be 2 feet in height, and they would be about 36 feet from the pavement edge.

Mr. Seifried noted that a letter of objection had been received from a nearby property owner.

Mayor Gilmore stated that communication from neighbors indicated that there was no neighbor objection to a single pier and light at each location but there was objection to the installation of the low wall and the second pier as part of each structure.

Mrs. Miller said that because the property is a long ranch house set well back from the street the design was intended to give some importance to the front of the property while not overpowering the property. She said that was part of the reason for lowering the height of the structure from the original submission.

Mr. Seifried asked if other designs had been considered, noting the other designs at driveway entrances on the street.

Mrs. Miller stated that she had not considered other designs.

Mr. Isaac commented that prior precedent is important in the Village and that along Edgehill Road and Underhill Road the Village has taken a stance of "less is more". He noted that on several previous occasions structures have been approved which include lights on columns or piers, but none include walls. He recognizes the importance of such structures, particularly those with lights since there are no streetlights on Edgehill Road. He said he would support columns with a light but not support the proposed wall

Mrs. O'Connell stated that she was concerned about a proposed wall parallel to the street.

Mr. Bishop stated that he and generally other members of the Zoning Commission tried to take neighbor objections very seriously.

Mrs. Miller asked if reducing the size of the wall would help. Mayor Gilmore said that he was concerned about setting a precedent. Mr. Isaac commented that approving a wall would go against prior precedent.

Mayor Gilmore stated that the Zoning Commission could proceed with a vote on the proposed variance or, the variance could be tabled to allow for potential revisions to the plan and revisited at the next meeting. Solicitor McHugh reminded everyone that if a variance is

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denied an applicant is precluded from applying for another variance for a period of one year. Based on additional discussion, Mr. Isaac made a motion to table the requested variance. Mr. Seifried seconded the motion which was adopted unanimously.

The next item on the agenda was a special use request for a new sign to be located at 2201 Secor Rd., which is Hope Lutheran Church.

Mr. Thompson described the special use permit process and stated that since the existing sign was to be removed, made larger and slightly relocated, this was being considered as a special use. It appears that the proposed electronic sign is intended to meet all the requirements for electronic signs included in the zoning code. The specifics of the zoning code related to signs and electronic signs had been provided previously to the Zoning Commission.

Discussion followed with Mr. Walter informing the Zoning Commission that the sign would be moved back from the road slightly, would be a three sided sign instead of the current two sided version, and that the sign would be somewhat smaller than the sign at Epworth Church on Central Avenue. He confirmed that the sign would include electronic digital messaging, be amber in color, and will be in compliance with the requirements for such signage.

Discussion followed regarding the height of the Epworth sign.

The Zoning Commission concluded that the location and size of the proposed sign would not adversely impact traffic at the intersection.

After brief additional discussion Mr. Isaac made a motion to recommend to the Village Council approval of the proposed modification to the special use to allow for a three faced sign with three stone columns noting that the proposed sign would be electronic in nature consistent with the portion of the zoning code dealing with electronic signs.

Mr. Seifried seconded the motion to recommend approval. Upon call of the roll, the motion was adopted unanimously.

The next item on the agenda was a request for a fence openness variance from Maura and John DeMilt at 2764 Riva Ridge Rd. Mr. Thompson reported that the DeMilt family wishes to place a lattice type fence on their property. He noted that height, location and materials were all consistent with the zoning code and the only issue that required a variance was the openness of the fence.

The applicant had provided a sample of the proposed lattice type fence, which was on display in the meeting room. There were no representatives of the applicant at the meeting.

Discussion followed regarding the specific location of the fence, its visibility and a general discussion of openness.

Mrs. O'Connell noted that openness was the only variance being requested and stated that she was inclined to grant the variance.

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Mr. Bishop expressed his concern about straying from the recently adopted standard.

After brief additional discussion, Mrs. O'Connell made a motion to table the request. Mr. Isaac seconded the motion which passed unanimously.

It was agreed that the Zoning Commission would meet next on September 20, 2018 at 5 pm.

The meeting was adjourned at approximately 5:40 pm.



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Mayor Kevin Gilmore