

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON OCTOBER 8, 2015 AT 5:00 P.M.

Mayor Kevin Gilmore called the October 8, 2015 meeting of the Ottawa Hills Zoning Commission to order at 5:03 pm. Roll was taken with Katherine O'Connell, Sam Zyndorf, Paul Bishop, Zac Isaac and Mayor Kevin Gilmore present. Also present representing the Village of Ottawa Hills were Village Solicitor Sarah McHugh and Village Manager Marc Thompson.

In the audience were Mr. and Mrs. Robert Langenderfer, Mr. and Mrs. Matthew O'Rourke, and Nasrin Afjeh.

Mrs. O'Connell made a motion to approve the minutes from the July 30, 2015 meeting. That motion was seconded by Mr. Bishop and passed unanimously.

Mayor Gilmore then administered the oath to Mr. and Mrs. O'Rourke, Mr. and Mrs. Langenderfer and Marc Thompson.

The first item on the agenda was a request for a side yard variance for the O'Rourke family at 2611 Talmadge Rd. Mr. Thompson described that the O'Rourkes have requested a side yard variance which would allow the construction of a pizza oven in the side yard. This proposed accessory structure is part of a major renovation to the rear yard of the O'Rourke home. The proposed structure would be 5 feet wide, 5 feet deep and approximately 8 feet in height. The zoning code would require a structure such as this to be located in the rear yard. Mr. Thompson went on to describe that several years ago a detached garage was attached to the home making the rear yard at the extreme rear of the property.

He described that the proposed location of the accessory structure would have been in the rear yard had not the home been extended to attach the previously detached garage. Because the proposed accessory structure is located in the side yard a variance is required.

Mrs. O'Rourke provided additional photographs and stated that she had been in contact with the neighbor to the north who is in favor of the proposal. Placement of the pizza oven, will allow a side yard in excess of 8 feet.

After brief additional discussion, Mr. Isaac made a motion to approve the variance requested for the pizza oven in the side yard consistent with the plan submitted. 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 for a variance related to a storage shed at 3739 Indian Rd. Mr. Thompson reported that the request included variances for a second accessory structure and color and material of the proposed accessory structure. Mr. Thompson reviewed the zoning code requirements related to one accessory structure per property and the requirement that the accessory structure shall complement the style and material of the main structure.

Teresa Langenderfer stated that the proposed storage shed is made of plastic which sounds horrible but is actually very nice. The color is very similar to the color of their home and it is virtually maintenance free and the colors are guaranteed not to fade.

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Mr. Isaac noted that the storage shed would be hidden except for the immediate neighbor on the west side.

Mr. Langenderfer said that they have an old house with a small garage with no storage space.

Mrs. O'Connell commented that she visited the site earlier in the day and confirmed the location of the proposed shed.

Teresa Langenderfer stated that the storage shed won't be seen from the street although many sheds are visible from the street in her immediate vicinity. She also mentioned that it was virtually impossible to plant a vegetative screen along the west side due to the bamboo that had been planted by a neighbor several years ago.

Mr. Zyndorf stated that he had no issue with location but did not like the material and was generally opposed to the plastic sheds.

Discussion followed regarding the aggressive ivy growing on the garage which will soon cover the proposed shed if the variance is allowed.

Mrs. O'Connell commented that there were no concerns expressed by neighbors and that the proposed shed does mirror the color of the main structure.

Mr. Bishop said he came to the meeting intending not to support the proposal but the applicants have made compelling arguments and he said that he could support the proposal upon the condition of some type of very effective screening.

Mayor Gilmore commented that he felt similarly to Mr. Zyndorf regarding the material and was concerned about setting a precedent for projects of this nature.

After substantial additional discussion Mr. Bishop made a motion to approve the variance as presented conditioned upon the evaluation in one year related to the screening. If the screening is unsatisfactory additional efforts to screen would be required for the shed or it would be removed. Mrs. O'Connell seconded the motion and upon call of the roll Commission members O'Connell, Bishop, Isaac, and Gilmore voted in favor the variance. Commission member Zyndorf voted against the variance.

Brief discussion occurred regarding the proposed modifications to the portion of the zoning code dealing with fences; minor changes will be made and the proposal considered one last time by the Zoning Commission at the next meeting.

Discussion also followed regarding the University of Toledo property on Forestvale Drive and its use and tax consequences. The Zoning Commission will be kept informed of the status of this topic.

It was agreed that the next meeting of the Zoning Commission would be on November 23 at 4:30 PM.

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Mr. Isaac said that the Epworth United Methodist Church wishes to make an informal presentation regarding future plans that they have for an expansion. Since Mr. Isaac is a member of the church he will not participate as a member of the Zoning Commission in any discussions or deliberations. It is the hope of the church that they can be on the agenda strictly for informational purposes at the November 23 meeting.

There is being no further business the meeting was adjourned at 6:10 pm.



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Kevin M. Gilmore