

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON NOVEMBER 23, 2015 AT 5:00 P.M.

Mayor Kevin Gilmore called the November 23, 2015 meeting of the Ottawa Hills Zoning Commission to order at 4:33 pm.

Roll was taken with Commission members Sam Zyndorf, Paul Bishop, and Mayor Kevin Gilmore present. Commission member Zac Issac was expected but had indicated that he would be a few minutes late. Commission member Katherine O'Connell was not expected to be in attendance. Also representing the Village of Ottawa Hills were Village Solicitor Sarah McHugh and Village Manager Marc Thompson.

Also in attendance were Peter Machin, Philip Tipton and Doug Damron representing Epworth United Methodist Church. Nasrin Afjeh, Matt and Judy Pokorny were also in attendance.

Mr. Bishop made a motion to approve the minutes from the October 8, 2015 meeting. Mr. Zyndorf seconded the motion which passed unanimously.

Mayor Gilmore then administered the oath to Matt Pokorny, Peter Machin, Philip Tipton, Doug Damron and Marc Thompson.

Mayor Gilmore changed the order of the items on the agenda and asked Mr. Thompson to provide a report regarding the request for a variance of 3305 Brantford Rd.

Mr. Thompson described that this request was for a fence height variance and location variance for the property located at the southwest corner of Secor Road and Brantford Road. The applicants seek authorization to erect a 6 foot high shadowbox fence along the eastern property line to provide some privacy for the rear yard of the property. Additionally, they seek authorization to construct a portion of 6 foot high shadowbox fencing along the rear of the property where it adjoins the parking lot of Hope Lutheran Church.

The variance request relates to the height of the fence and those portions of the fence which would be between the side of the home and the Secor Road right-of-way.

The owner of the property, Mr. Pokorny described their desire to increase privacy in the rear yard of the property. He stated that his company purchased and completely renovated the property and has it for sale. He described the high traffic on Secor Road and the desire to provide some privacy.

Yarko Kuk entered the meeting at this time.

Mayor Gilmore described a desire of the Zoning Commission to move toward more open fencing and recognized that along Secor Road fence variances have been provided in the past. He suggested that as part of the consideration of this variance it may be appropriate to agree that new fencing, other than the 6 foot high shadowbox section, would meet the proposed 50% openness requirement.

Mr. Zyndorf stated that he understood that the remaining portions of the fence would remain unchanged from the current situation.

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Mr. Bishop noted that it was understandable that the applicant would seek additional privacy for the rear yard due to the large amount of traffic on Secor Road.

Mr. Pokorny suggested that a picket fence would be appropriate for the portion of the fence that was parallel to Brantford Road. Discussion followed related to the fencing materials and it was confirmed that the proposed shadowbox fencing would be made from treated cedar with a natural color. It was also understood that the existing galvanized posts would be extended to a 6 foot height.

Mr. Isaac entered the meeting at this time and a brief review of the prior discussion occurred.

After brief additional discussion Mr. Bishop made a motion to approve the variance request at 3305 Branford Rd. to allow 6 foot high shadowbox fence on the south side of the property where it is adjacent to the Hope Lutheran Church parking lot. The motion also included authorization to allow a 6 foot high shadowbox fence along the east side of the property not to go past the front line of the home. Fencing parallel to Brantford Road and any other new fencing would be of a similar material, not more than 4 feet in height and 50% open. Galvanized posts would be allowed if they were already in place.

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

Mr. Thompson provided a brief report related to the request of the Epworth United Methodist Church for an informal discussion related to their plans for expansion of their existing facility at 4855 West Central Ave. He reviewed the underlying residential zoning and the special use permit which allows the church to be located in the residential zone. He also reviewed the process by which special use expansions or modifications occur. It was made clear that the special use process involved two steps, one before the Zoning Commission and one before the Village Council. It was also made clear that discussions today would not constitute the initial first step.

Mr. Isaac said that he was the chair of the Epworth Church Building Committee and therefore would recuse himself from any activity as a member of the Zoning Commission related to this topic. He commented that the proposed project is approximately \$7,500,000 in cost and that approximately 50% of the money had already been raised. Mr. Isaac introduced Peter Machin, Doug Damron and Philip Tipton who would continue the informal discussion.

Mr. Machin introduced Philip Tipton of the McKnight Architectural Group. He said that the McKnight Group designs churches and schools throughout the country.

Mr. Tipton then addressed the Zoning Commission referring to a number of display boards that were available for review. The same photographs on the display boards had been provided to the Zoning Commission previously.

Mr. Tipton stated that the proposed expansion would almost double the size of the building and would expand the parking lot to accommodate the larger building. The parking expansion would be to the south of the new building on property purchased several years ago. The memorial garden would also expand. Tipton stated that there would be 298 parking

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spaces at the conclusion of the expansion, which is more than required by the zoning code. He reviewed the site plan, building elevations and some aspects of the floor plan. He indicated that the main entrance to the facility would change from the current location to the south side of the building. Mr. Tipton said that the entrances to the parking lots from the streets would remain in their current locations.

Additional discussion followed. Mayor Gilmore asked that the church representatives be prepared to address traffic flow and impact on neighbors when they next approached the Zoning Commission.

Mr. Machin stated that they intend to meet with neighbors in the near future regarding the plans.

Brief discussion followed regarding the proposed amendments to the zoning code as it relates to fences. Mr. Isaac made a motion to recommend to the Village Council that Ordinance 2002-8 be amended consistent with the proposed changes in the zoning code as described. Mr. Zyndorf seconded the motion which passed unanimously.

Mr. Thompson provided a very brief overview of the Community Visioning program that is getting underway since it may have some impact on zoning related topics. It was noted that Mrs. O'Connell, a member of the Zoning Commission is also on the Visioning Task Force.

Brief discussion followed regarding the potential widening of Secor Road and the roundabout proposed at Secor and Bancroft.

It was agreed that the next meeting of the Zoning Commission would be on December 16 at 5 pm.

The meeting was adjourned at 5:45 pm.



Kevin M. Gilmore