

Zoning Commission  
**Work Session Meeting**  
**June 4, 2015**  
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V-Ch. Kman called the meeting to order at 7:01 p.m.

Roll Found: Kman, Powell, Spellman, Kamps and Schneider present. Mr. Nehrenz and Ms. Dermody excused absences. Trustee Catherwood, Zoning Inspector Schaefer and Sandra and Andrew Arline community member was present.

V-Ch. Kman asked if everyone had a chance to review the meeting minutes from the Zoning Commission meeting held on May 7, 2015 and if there were any comments.

Spellman stated a spelling correction needed to be made after the third paragraph in the vote section, change sustained to abstained.

V-Ch. Kman asked for a motion to approve the meeting minutes from the Zoning Commission meeting held on May 7, 2015. Powell motioned to approve the meeting minutes with the correction noted and Kamps seconded. All in favor.

**Vote: – Kman - yes, Powell– yes, Spellman – yes , Kamps – yes, – Schneider - yes.**

Old Business:

V-Ch. Kman asked the board to review new language regarding Height exceptions. Mrs. Catherwood explained that the language was difficult to find. She had the language of Height exceptions forward to Susan Hirsch. Mr. Schaefer explained it is self explanatory, the structures are not used for human habitation and the last line “provided that such features are limited to that height necessary for their proper functioning.” covers what is required. Mr. Schaefer stated that this language would fall under sections 6.I.1, 6.I.2 and Business section 6B. Mr. Kamp felt that the language needs to be placed in the definition section. A short discussion continued and the board wanted to review the language before making a decision.

V-Ch. Kman stated a request for the Brighten Landscaping Co. to complete the job. Mrs. Catherwood stated the job has been completed.

New Business:

Application for Conditional Use Permit (AP0194) owner Sandra Arline (Nurturing Hands & Hearts) was requesting running her business at 53 W. 130th st. There will be approximately five (5) no more then ten (10) individuals that will be receiving services at this location. Nurturing Hands & Hearts fall under the Daycare Center Zoning regulations. Reference Sub-Section 6B.2B & 6B.3(B-2)D.4; 7.2.C & 7.3.C ; 11.2.C & 11.3. Board felt 11.2.C & 11.3.C doesn't apply to this situation. Discussion continued among the group. It was determined that the board would approve.

V-Ch. Kman asked for a motion to approve. Spellman motioned for approval to send a letter to BZA to approve the Conditional Use Permit (AP0194). Kamp seconded. All in favor.

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Great Lakes Way Group was unable to attend this board meeting. Mrs. Catherwood has spoken to them and requested another meeting on June 18, 2015 so they would be able to attend. Mrs. Catherwood stated that they are more than happy to do whatever it takes to start the process and move forward. Mr. Schaefer asked the board to look over the blue prints. Mr. Schaefer shown on the blue prints that a fence was requested to be moved (via-letter). Great Lakes Way Group contacted Mr. Schaefer requesting to keep the fence in place and they would put up a mound with Arborvitae trees. Mr. Schaefer feels that this would solve the privacy issue without moving the fence. Further discussion among the board regarding Great Lakes Way Group continued.

Kamp asked if a time limit will be put in place to complete the landscaping. Mrs. Catherwood stated it will be a standard for business to have a bond in place to complete projects.

V-Ch. Kman

Vice-Chairman's Report: None

Chairman's Report: None

V-Ch. Kman noted the next Zoning Commission Meeting will be held on June 18, 2015 at 7:00p.m. Mr. Kamp remarked that a County Ordinance regarding Storm Order Permits for drainage needed on any property with 5,000 sq. ft. of dirt being moved.

V-Ch. Kman stated Ohio Sunshine Laws & Open Meetings & Records will be held on June 9, 2015 at 6:00pm.

Board Member's report : No report


V-Ch. Kman asked for the meeting to be adjourned. Powell moved and Mr. Schneider second.

Zoning Commission Meeting was adjourned at 8:20 p.m


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Kathryn Laugesen, Recording Secretary

Minutes Approved: September 3, 2015

  
\_\_\_\_\_ *ABSTAIN*

John Nehrenz, Chairman (absent)

  
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Calvin Powell, Member

  
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Mel Kman, Vice-Chairman

  
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William Spellman, Member

  
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Diane Dermody, (absent)

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Jim Kamps, Alternate

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Bruce Schneider, Alternate