

BOARD OF ZONING APPEALS MEETING
January 16, 2018
7:00 P.M.

I CALL MEETING TO ORDER

Meeting called to order by Mr. Ramirez

II ROLL CALL

Members Present: Joe Ramirez, Dave Nienaber, Robert Weidlich, Carmen Daniels, Jeffrey Anderson, Carolyn Ghantous, Gregory Johnson.

Staff Present: Randy Campion

III PLEDGE OF ALLEGIANCE

IV ELECTION OF OFFICERS FOR 2018

President Ramirez: First subject is, since we did not meet in December the election of the Officers for 2018. At this time, the chair would accept nominations for the Chairman of the Board of Zoning Appeals. Mrs. Ghantous.

Mrs. Ghantous: I would like to nominate Joe Ramirez to remain our Chairman.

Mr. Nienaber: I'll second that.

President Ramirez: We have a first and a second. Any other nominations? We will close the nominations for Chairman. Now for Vice Chairman, do we have a nomination for the Vice Chairman? I would like to nominate Dave Nienaber.

Mr. Weidlich: I'll second that.

President Ramirez: We have a first and a second. Any other nominations.

Mr. Nienaber: I nominate Bob Weidlich.

Mr. Weidlich: Right now, I would prefer to keep my name off since I am just getting back on the board. Thank you Dave.

Mr. Nienaber: Okay.

President Ramirez: Bob has declined. Thank you. Any other nominations? Close the nominations for Vice Chairman. Finally, Secretary. Do we have a nomination for the Secretary of the Board of Zoning Appeals? Mrs. Ghantous.

Mrs. Ghantous: I nominate Carmen Daniels to remain in the position of Secretary.

Mr. Johnson: I'll second it.

President Ramirez: We have a second. Any other nominations for Secretary. Nominations for Secretary are now closed. One thing we failed to do is we have the nominations we now will need to vote. At this time by voice vote, all in favor of having the Chairman remain Joe Ramirez say Aye. (Vote for Joe Ramirez to remain Chairman of the Board of Zoning Appeals was approved with a vote of 7 for, 0 opposed and 0 abstained). Vice Chairman, all in favor of Dave Nienaber please say Aye. (Vote for Dave Nienaber to be the Vice Chairman of the Board of Zoning Appeals was approved with a vote of 7 for, 0 opposed and 0 abstained). Secretary, Carmen Daniels, all in favor please say Aye (vote for Carmen Daniels to be the Secretary of the Board of Zoning Appeals was approved with a vote of 7 for, 0 opposed and 0 abstained). Carmen Daniels is the Secretary. Thank you very much. You won't have to move any chairs.

V MINUTES OF THE REGULAR MEETING OF NOVEMBER 21, 2017

President Ramirez: At this time, the main reason that we are here today and as I understand, there has been a request for our minutes from the November 21st meeting. If member have reviewed those the chair is accepting a nomination for approval of those minutes.

Mr. Nienaber: I move that we accept the minutes.

Mrs. Ghantous: Second.

President Ramirez: We have approval and a second. Madam Secretary would you please take roll for approval of the meeting minutes.

(Secretary took roll and the minutes were approved with a vote of 4 approved, 3 abstained and 0 opposed.)

President Ramirez: The minutes have been approved.

VI SWEAR IN OF NEW MEMBERS JEFFREY ANDERSON AND ROBERT WEIDLICH

President Ramirez: At this time we are going to have the swear in of Bob Weidlich and Jeffrey Anderson. Would you please rise and repeat after me.

(President Ramirez swore in both new members of the Board of Zoning Appeals Jeffrey Anderson and Robert Weidlich)

President Ramirez: I'm sorry that last line I should have broken it up a little. It's like wedding vows.

VII CORRESPONDENCE

None

VIII REPORTS

A. Report on Council

President Ramirez: Mrs. Ghantous

Mrs. Ghantous: Thank you Mr. Chairman. City Council met on January 3, 2018. It was a pretty quick meeting. We had two ordinances on the agenda. Ordinance number 1-2018 and that was adopting the annual appropriation of the estimated receipts ordinance for the fiscal year ending December 31, 2017 that passed with a 7-0 vote. We had the first reading of ordinance number 2-2018 that was amending the Zoning Map for the property at 11905 Kenn Road changing the zoning district from Residential Single Household Low Density to Public Facilities. That building was purchased by the Calvary Penacostal Church. Since it was a first reading there was no action taken. We will be voting on that tomorrow evening. We had two resolutions, resolution number R1-2018 that was authorizing the investment of mutual funds that passed with a 7-0 vote. We had resolution number R2-2018 requesting advance payment from Hamilton County Auditor and that passed with a 7-0 vote. If there aren't any questions that will complete my report.

Mr. Anderson: Just one correction. I think the church vote won't happened until the following meeting. The public hearing notice did not go out on time so the Calvary Church is going to be pushed out to the next Council meeting not the one tomorrow.

Mrs. Ghantous: Thank you.

President Ramirez: Thank you for that report.

B. Report on Planning Commission

President Ramirez: The report on the Planning Commission. Planning Commission met on January 9, 2018. Four subjects were on that. The first one being the Housing Network of Hamilton County. They were requesting a major change to the preliminary PUD and that was part of a public hearing. They were requesting a change to make it a medical use for multi-family housing of individuals with disabilities. This is a property that is on 242 West Sharon Road. After some discussion that passed with a 6-1 vote to send on to Council with Mr. Hawkins declining to approve. Second subject matter was a yet to be known hospital. A small hospital, they couldn't divulge the name yet but it is at 11530 Princeton Pike, a major change to the PUD and again they are looking to put a hospital that is somewhere in the range smaller than a normal size hospital, larger than and emergency like an Urgent Care. That also pass with a 6-1 with Mr. Bauer giving a no vote. Subject three The Vineyard Ministries at 11345 Century Circle West, Springdale. They are looking to have their facility, The Healing Center that is currently there they wanted to get an approval for some additions and came before us. They offer a broad range of social services. The current Zoning Code does not allow for adequate use of needs that they want to present. I have a report of all of their needs, if you would like to look at it. It is quite extensive.

Mrs. Ghantous: I'd like to see it if you don't mind.

President Ramirez: Sure. It is over 50 unique services that they provide. They source to over 4,500 households per year and after some discussion without any objections that was passed with a 7-0 vote. Finally, we had Mr. Devin Nagar from 325 Pictoria Drive, Springdale, Ohio, major change to the preliminary PUD. He is looking to basically, it's a hotel. It's a Hilton property called Home2 Suites. He was looking for a four story, 111-room facility and if you know where this is, it is at the current Bahama Breeze location. So he was at this point looking for information getting a positive feel whether or not he should proceed with that. No vote was taken on that but it was all positive input that we gave to him. Do we have any questions on the Planning Commission? It was quite a long meeting but I do have notes on it. Does anyone have any questions on the Planning Commission? Yes, Mrs. Ghantous.

Mrs. Ghantous: Where is that location for that no name hospital? What is there now?

President Ramirez: It's the old Longhorn Steakhouse right next to, across the street from Jake Sweeney.

Mrs. Ghantous: Ohhh.

President Ramirez: Right now, they have a lot of cars on that lot. So, I think that they lend their lot for Sweeney, parking his new cars over there. I questioned that at the meeting and they will not allow cars going forward. It's basically a small hospital. We had some discussion of the taking of our medical services, our EMS services that we might have for delivering patients to that location and it seems like a positive. You don't have to go to Urgent Care. This is open 24 hours. 24/7. Never closes. It has more capabilities that you would have at an Urgent Care. Certainly not, like what you would have at Mercy Hospital. Any other questions.

IX OLD BUSINESS

None

X NEW BUSINESS

None.

XI DISCUSSION

President Ramirez: Mr. Nienaber.

Mr. Nienaber: Is the grocery store at Cassinelli Square disappeared?

President Ramirez: You know Mr. Campion might be able to shed some light on that.

Mr. Campion: Actually I don't know anything other than the landlord asked me and you guys ask me and we have not heard from the guy. I would imagine with as much time that has passed that maybe he has moved on to something else.

President Ramirez: I did notice that they have a for sale/for lease sign on the building. Mrs. Daniels.

Mrs. Daniels: I have a question since we are in that area. What about the Friday's area. I was told Friday's was shut down. Has anybody said anything what's going in or what's going on with that area?

Mr. Campion: No. I saw the sign and I know that they moved out.

President Ramirez: That's not the only Friday's that closed down. Any other discussion. We are going to have a short meeting so if you have something that you would like to discuss. One thing that we will have, you know we have some new members, and Mrs. Ghantous and I were speaking before the meeting we have not had a formal training type meeting. It is nice to get all of the parameters of what the BZA does, what our limitations are and what kind of authority do we have. So, we will have some training coming up here shortly. I welcome it; I think it is a good idea. I don't know how everyone else feels but just being put on the board does not make you an expert and I welcome the training. It is usually on a Saturday

Mrs. Ghantous: Bob did you go when we had the one before?

Mr. Weidlich: I have been to different trainings onsite and off-site.

(Talking off mic.)

Mrs. Ghantous: The one that we had here was excellent.

Mr. Weidlich: Was that the one on the new code that Saturday that took most of the day?

Mrs. Ghantous: Yeah but it really was a lot of relevant discussion specifically to BZA. It applied to all the board but it was very good training for new people. One of Anne McBride's people did it. It was outstanding. It was the best learning thing that I have had access to since I've been on Board of Zoning. That is what we are hoping to have happen again. I think, Joe you went right?

President Ramirez: I did.

Mrs. Ghantous: It was great.

(Talking off mic.)

President Ramirez: At this time so we don't have Liz writing a long list of minutes, we can have a discussion and nothing is going to pertain to any subject matter that will be voted on. If we could at this point, we will move on. Unless anyone would like to discuss anything under the record. Okay. I might have, since we did not have a formal meeting before the board I never read the Chairman's statement and since no one is here listen. I don't know if it is necessary or not so we will bypass that as well.

XII ADJOURNMENT

President Ramirez: Our last piece on the agenda is to call for an adjournment. If someone would recommend that we adjourn.

Mr. Nienaber: I move that we adjourn.

Mrs. Ghantous: Second.

President Ramirez: All in favor of adjourning via voice vote (verbal vote all in favor 7-0 to adjourn). Thank you very much for our very first easy meeting.

Respectfully submitted,

_____, 2018

Chairman, Joseph Ramirez

_____, 2018

Secretary, Carmen Daniels