

BOARD OF ZONING APPEALS MEETING
DECEMBER 20, 2016
7:00 P.M.

I CALL MEETING TO ORDER

The meeting was called to order by Joe Ramirez at 7:00 p.m.

II ROLL CALL

Members Present: Carmen Daniels, Carolyn Ghantous, Dave Nienaber, Joe Ramirez, Meghan Sullivan-Wisecup

Members Not Present: Holly Emerson, Michael Wilson

City Staff Present: Gregg Taylor, Building Official

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF SEPTEMBER 20th, 2016

Mr. Ramirez: Up next we have the minutes of the regular meeting, which was September 20th, 2016. Would somebody move to adopt those minutes?

Mrs. Sullivan-Wisecup: I move to adopt.

Mr. Nienaber seconded the motion and with a vote of 6 ó 0 from the Board of Zoning Appeals Members present, the Minutes of the January 19th, 2016 BZA meeting were approved as submitted. Mrs. Emerson abstained from the vote.

V CORRESPONDENCE

Mr. Ramirez: We do not have any correspondence at this time.

VI REPORT ON COUNCIL - no report

VII REPORT ON PLANNING COMMISSION

Chairman Ramirez: We had a meeting last Tuesday, and we had a number of subjects on here. There was a minor modification to Tri-County Mall. The applicant is proposing to add a restaurant and retailer as interior tenants to the north end of the mall. This is basically where the entrance is right now. We do not know who the retailer is, nor do we know who the restaurant is at this time. What they want to do is at the restaurant they want to have an outside patio area with a covered roof, and its 1,200 square foot outside dining. Two members of Council did approve that it was a minor modification. The Staff believed that it was consistent with the approved plan and it should be a minor modification. After a number of different discussions like we normally have, it was approved as submitted to allow that change to the mall.

We had a concept only on Northland Boulevard. On the property at 311 Northland Boulevard, they call it the Pretzel Baron, I think the name going to go forward will be called Pretzel Baron, but heø looking to add a couple silos to the back of the property for a major expansion. Heø looking at another company going to join them and it will be a major production for pretzels all over the United States. Currently this is Servatiiø Bakery. When they merge I believe theyøre going to call it Pretzel Baron. The issue at point was the height of the silos in the back, and after discussion, they wanted to be at forty-five feet which is beyond the code, and after

discussion, the owner, Mr. Gottenbusch I believe is his name, agreed with us and he was plenty willing to work with us to accommodate the zoning. In the end, we all came to the consensus that a thirty-six foot height would accommodate his needs and if he needed more than two silos like he initially wanted, then we could go forward and even approve a third silo if need be. These will be inconspicuous. They'll be in part of the building. They're not going to stand out and it's not going to look like a farm silo or anything like that. He's willing to work with us on that. That was approved going forward. That may or may not happen. What happens next is the other company, which is a German company, will give him a yea or nay whether they want to do it. He didn't want to make a major commitment without seeing if he could get the silos that he needs.

Enson Mart was our first applicant, but he did not show so we tabled that until later on.

The 15 acre site on Northwest Boulevard, they're looking to put in a warehouse with sixteen docks at the moment. I think it was sixteen. A lot of discussion on whether or not he could get in or out, get the trucks in or out of that location, and what plans he might have in the future for expansion, if he was going to have too much traffic on Pictoria Way and interrupt that building back there. That applicant will be coming back and make future proposals, one or two maybe, and see if we can work this out. I think Planning thought that it would possibly be too much traffic on Pictoria Way, so he will be coming back most likely next month. It's something that they need to move on quickly. That concludes the report.

VIII ELECTION OF OFFICERS

Chairman Ramirez: In speaking to Mrs. Emerson and Mr. Taylor, as we understand it, Council people cannot be elected to one of these three positions, that being the Secretary, Chairman, and Vice Chairman. Mrs. Ghantous, did you understand it that way as well? (Mrs. Ghantous indicates agreement)

A. Chair

Mrs. Sullivan-Wisecup nominated Joe Ramirez as Chair; Mrs. Ghantous seconded the nomination. Chairman Ramirez was re-appointed with a 7-0 vote.

B. Vice Chair

Chairman Ramirez nominated Mr. Nienaber; Mrs. Sullivan-Wisecup seconded the nomination. Mr. Nienaber was re-appointed with a 7-0 vote.

C. Secretary

Mr. Nienaber nominated Mrs. Daniels; Mr. Wilson seconded the nomination. Mrs. Daniels was re-appointed with a 7-0 vote.

IX OLD BUSINESS - None

X NEW BUSINESS

A. Anita Messer, 11843 Lawnview Avenue, Springdale, Ohio, has submitted an application to the Board of Zoning Appeals to appeal Section 153.252(F)(14)(c)(v) of the zoning code requiring accessory buildings to be located not less than 20 feet from a residence on an adjacent lot at 11853 Lawnview Avenue.

The applicant was not present.

Mrs. Ghantous moved to table; Mr. Neinaber seconded the motion and the application was tabled with a vote of 7-0.

XI DISCUSSION

Mrs. Ghantous: (Regarding voting on approval of Minutes) in the past on Planning and even on City Council, instead of polling each member, they usually say "All in favor, say aye. Any opposed?" instead of polling each person. We always did that on Planning, so I just thought I would throw that out as a suggestion.

Chairman Ramirez: The only issue maybe with that is the Secretary checks off who said yes. If everybody says yes, it's not an issue, but if somebody doesn't say yes, she would have to find out who that was.

Mrs. Ghantous: Well she could just write down the one of two people that said no, that opposed. It's a little bit of a time saver. We do it with the other two groups. It makes sense we might follow suit here.

Mr. Wilson: Has anyone heard anything about a grocery store here in Springdale at any point in the future?

Chairman Ramirez: The answer is yes, and that was on the agenda for last Tuesday. It's called the Enson Mart on Cassinelli Square. Mr. Taylor may be able to shed some light on that, but basically, he was approved many months ago for that and he wanted to come for additional truck dock space, and I don't know if anything has changed on that?

Mr. Taylor: No, unfortunately we haven't heard anything further. As you said, the thing was approved a long time ago, and at a point I think the Mayor alluded to a meeting that he had had at some point with the owner and there was some discussion about finalizing the plans for his e-commerce part of the business which was possibly part of the delay, but that's even been a number of months ago. The goal has always been to get a grocery store and I think everybody was pretty excited about the prospect of it coming in, and there's some nice work that was going to be done in terms of a facelift to that part of Cassinelli, and unfortunately it just hasn't come to fruition yet.

Chairman Ramirez: On that case, the Enson Mart, we did table that, so hopefully he does show up for our next meeting.

Mrs. Sullivan-Wisecup: It is my understanding that that man did buy the building, though, correct? So he still has the intention. It's not like it's just "I just wanted to make sure I was correct in that."

Mr. Taylor: And it was for a substantial sum of money. My understanding in talking to the people, that particular part of Cassinelli was lotted off separately and they did purchase it, so they have a lot of money at stake. I would think they're interested.

Chairman Ramirez: I have one final comment. We were privileged to go to the ribbon-cutting ceremony at Macy's, and that's a beautiful place over there. It's going to be great for the City. I think we already have 300, 400 employees and they're looking at another 250 possibly. They have another phase going in there. It's a beautiful facility. The people are well-compensated over there, and it's just a positive for the City.

Mrs. Daniels: Where?

Chairman Ramirez: It's at the Avon Property at 145 Progress. That's a plus.

And then finally, one other comment on the Pretzel Baron, if and when that does happen, which sounds like Mr. Gottenbusch wants to do this, he's looking at 100 or so additional employees as well. Another plus.

XII ADJOURNMENT

Mrs. Emerson moved to adjourn. Mrs. Daniels seconded the motion and the Board of Zoning Appeals meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,

_____, 2017 _____
Chairman Joseph Ramirez

_____, 2017 _____
Secretary Carmen Daniels