

BOARD OF ZONING APPEALS MEETING  
SEPTEMBER 24, 2019  
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, Jeffrey Anderson, Robert Weidlich, Carolyn Ghantous, Douglas Stahlgren, Carmen Daniels

Staff Present: Randy Campion

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF AUGUST 27, 2019

Chairman Ramirez: Summary of the minutes for the meeting of August 27, 2019. Chair will accept approval.

Mr. Anderson: Move to adopt.

Mr. Nienaber: Second.

Chairman Ramirez: All in favor by aye.

(Voice vote taken and the motion was approved with a vote of 7 to 0.)

V CHAIRMAN'S STATEMENT.

Chairman Ramirez: Chairman's Statement we will not need tonight.

VI CORRESPONDENCE

None.

VII REPORTS

Report on Council

Mrs. Ghantous: Thank you Mr. Chairman. City Council met on September 18<sup>th</sup>. The first item was Chief Mathis giving a report on the event that happened at Target on September 4<sup>th</sup>. You guys probably heard that there was a person in there that had a knife. He gave the most moving description of the job that was done that day. It was incredible. If anybody didn't see it you should go watch the Council meeting and watch just his portion of the presentation. It was moving. I'm not over it yet honestly. He just talked about things in a way that I would never had any way to think about the incident that way, not being in law enforcement. It was wonderful. So, he was really speaking I think not to be so motivational as it resonated with me but to recognize and give appreciation to the officers that were involved. Of course he gave appreciation to the fire and emergency folks and some of the surrounding communities that helped. It was just very moving to know that we have somebody of that caliber in charge of our Police Department. It was wonderful. Then we got into the regular stuff. We had three ordinances and one resolution. We had Ordinance No. 38-2019 and that was authorizing the Mayor and the Clerk of Council to enter into a contract with CT Consultants for design engineering services necessary for the Kemper Road/CSX bridge repair project. That passed with a 7 to 0 vote. We had Ordinance No. 39-2019 an ordinance adopting an amendment to the current Collective Bargaining Agreement between the City and the Springdale Professional Fire Fighters Association. That item passed with a 7 to 0 vote as well. Then we had Ordinance No. 40-2019 and that

was an Ordinance establishing Capital Project Fund Entitlement in the Energy Special Improvement District Fund. That passed with a 7 to 0 vote. Then we had Resolution No. R15-2019 and that was a resolution making an appointment on behalf of City Council to the Board of Directors of the Deer Park, Loveland, Sharonville, Sycamore Township, Symmes Township Energy Special Improvement district and we appointed Christine Russell to that position. She is our Economic Development Director. That passed with a 7 to 0 vote. Jeff did I miss anything?

Mr. Anderson: No. I would just highlight, well one thing first is that I agree completely with what Carolyn said about the Police Department and how Chief Mathis described the events. It was moving and it was great to see the whole, at least the large section of the watch was here and the officers were here too. It was moving. So it is worth seeing if you haven't seen it so you know the people that are here protecting us. The other thing that I would mention is the Energy Collective it something that might be relevant to us. That Cooperative is a way for businesses in Springdale to do energy efficient upgrades in a cost effective way. It is a new loan mechanism they have so they can do it as an assessment instead a loan at good terms. The reason that is relevant is we might see more exceptions requests possibly for our zoning depending on how much stuff they want to do. So, it is possible that in the future we might see more green enhancements. Just so you know that that might be coming. Hopefully that encourages more of this renewable energy, energy efficient and kind of investments in the business. So, you might see more of that, just so you guys are aware of that. Thanks.

Mrs. Ghantous: Thanks. No questions? That concludes my report.

Chairman Ramirez: Thank you for that report.

Report on Planning Commission

Chairman Ramirez: Planning Commission met on September 10, 2019. Under New Business, the American Heritage Girls, 35 Tri-County Parkway, Springdale, Ohio, Minor Improvement Requiring Planning Commission Approval. This is for a cabinet sign with the corporate logo on the front of the building. This passed with a 6 . 0 vote. The next subject was Lamount Properties LLC on behalf of Culver's, 11530 Princeton Pike, Springdale, Ohio, Minor Revision to a PUD. This is to build a Culver's restaurant on the site next to where the Bank of America is in the process of being built. This is where Longhorn was. They believe that they are going to break ground mid-November and want to have the place ready to open by the beginning of February 2020. This passed with a 6 . 0 vote. Questions on either of those two subjects?

VIII OLD BUSINESS

None.

IX NEW BUSINESS

None.

X DISCUSSION

None.

XI ADJOURNMENT

Chairman Ramirez: Chair will accept the nomination to adjourn.

Mr. Anderson: Move to adjourn.

Mrs. Ghantous: Second.

Chairman Ramirez: All in favor by voice?

(Voice vote taken and motion passed with a vote of 7 to 0 to adjourn.)

Chairman Ramirez: Meeting is adjourned.

Respectfully submitted,

\_\_\_\_\_, 2019 \_\_\_\_\_  
Chairman, Joseph Ramirez

\_\_\_\_\_, 2019 \_\_\_\_\_  
Secretary, Carmen Daniels