

BOARD OF ZONING APPEALS MEETING
DECEMBER 18, 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, Jeffrey Anderson, Robert Weidlich, Carolyn Ghantous, Carmen Daniels

Members Absent: Gregory Johnson

Staff Present: Randy Champion

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF NOVEMBER 20, 2018

President Ramirez: At this time the chair will accept a nomination to approve the minutes from the regular meeting of November 20, 2018.

Mrs. Ghantous: I move to adopt.

Mr. Nienaber: Second.

President Ramirez: We have a move and a second.

(Minutes were adopted with a voice vote of 6 to 0.)

President Ramirez: Please note that we do not have an audience tonight. Just the board members are here.

V CORRESPONDENCE

None

VI REPORTS

A. Report on Council

President Ramirez: Mrs. Ghantous.

Mrs. Ghantous: Thank you Mr. Chairman. City Council met on December 5th. First of all we met some new employees. We met Sandra Fohl in the Tax Department. She is an Account Clerk. Then we met, excuse me, Sandra Fohl was getting promoted she was promoted from within. I think she has been here 25 years or something. Then we did meet two new employees, Elizabeth Frazier in the Fitness Center, she is the manager and Christina Ingle is the Assistant to the City Administrator. We had seven other items of business. The first Ordinance was 54-2018 and that was to dissolve the special revenue fund known as the Vehicle Immobilization Fee Fund and transfer to the remaining balance of the General Fund. That was approved with a 7 to 0 vote. Then we had Ordinance No. 55-2018 and that was establishing a special revenue fund entitled The Court Computerization Fund and declaring an emergency. That was voted in with a 7 to 0 vote. Ordinance No. 56-2018 authorizing the Mayor and Clerk of Council/Finance Director to amend the contract of CT Consultants, Inc.

for engineering services to the city and declaring an emergency. That was voted in with a 7 to 0 vote. We had Ordinance No. 57-2018 authorizing the Mayor and Clerk of Council/Finance Director to enter into an agreement with Strauss Troy for legal services to the City of Springdale and declaring an emergency. That was approved with a 5 to 2 vote. We had Resolution No. R18-2018 confirming the Mayor's reappointment of Rita Hart as a member of the Board of Health. That was affirmative vote of 7 to 0. We had Resolution R19-2018 and that was confirming the Mayor's reappointment of Kevin Ketring as a member of the Board of Health. That was also approved with a 7 to 0 vote. Then we had Resolution R20-2018 and that was a resolution proposing an increase in the income tax to 2% and directing that the income tax be submitted to the electors. There was no vote on that, that was a first reading and there will be three more readings of that before Council votes on it. Jeff did I forget anything?

Mr. Anderson: No. I think the one thing, I think was a change was that Ms. Frazier wasn't able to attend she was going to be introduced. I think we are looking forward to meeting her tomorrow night.

Mrs. Ghantous: Thank you.

President Ramirez: Thank you for that report.

B. Report on Planning Commission

President Ramirez: Planning Commission met with all members present on December 11, 2018. We had one item under old business, it was Nelson Online, better known as the Bank of America which is going to be over next to the Ponderosa. They came back, they were with us he previous meeting, we had some concerns about egress into the bank and exiting the bank and where the drive up windows were situated. They listened, they came back, made the corrections and that was approved with a 7 to 0 vote. Under new business we had SCP Springdale, 12110 Princeton Pike. This was for the roadway plans. We are going to be getting this piecemeal as they go along, the GE Park location. Again, this was for the roadway plans. We reviewed that and those people are really on their game, they present some nice, comprehensive plans and there's were approved with a 7 to 0 vote as well. Next item was Maple Knoll, 11100 Springfield Pike, Development Plan. They are looking to, I believe the number is 14 what they call cottages, so they brought us plan, nice plans that are two bedroom, two bath facilities with a one car garage. Most of the conversation was concerning parking because they plan on taking some of the parking from the restaurant there, what is that restaurant called?

Mrs. Ghantous: Manor House.

President Ramirez: Manor House, thank you. They agreed to work on the parking with us but we did approve what they submitted with a 7 to 0 vote. Finally we had the Pretzel Baron, 311 Northland Boulevard, Revision to the Development Plan. What they are looking to do basically is to have three large 57 foot tall silos. They want to paint them red and then have a fourth silo that would contain the cooking fluid, whatever that might be, vegetable oil, whatever that fluid is. They were looking for ways to put some fencing up in front of them so it is not so obtrusive looking going down Route 4. They had a few different plans. We really could not understand what color they were looking at. They were looking at a red and they had three different pieces that they brought before them. They were all different colors and the printed pieces were all different as well. Because we really didn't understand what we were voting on, we tabled that and that will be continued. So, our concern was how they were going to shield the silos from just sticking out on Northland Boulevard. That is all that I have for the Planning Commission. We will see Maple Knoll back before us for a Zoning Variance. They will be here next month. The one

issue that they had, they had a little break in between the cottages and basically they are all butted to one another but they had one space in between like four of them and then a space and then four more. The space was smaller than the required space needed and I believe that number was 20 feet needed and they had 15 feet. So they will be coming before us for a variance for that next month. Any questions on the Planning Commission meeting? It was a long meeting but everything was approved, and we will have the Pretzel Baron coming back. Any questions? Comments? Mr. Weidlich.

Mr. Weidlich: The Bank of America that is going to be a new building?

President Ramirez: Yes.

Mr. Weidlich: Are they going to take the Ponderosa property or is that going to be next to it?

President Ramirez: Ponderosa is closed now.

Mr. Weidlich: Right.

President Ramirez: I think it, isn't it right next to where the current Ponderosa is? So they are going to replace the Ponderosa building.

Mr. Weidlich: Okay. Thank you.

President Ramirez: Mr. Champion.

Mr. Champion: I just had a question. You were talking about the silos and Pretzel Baron.

President Ramirez: Yes.

Mr. Champion: I thought you said Route 4, later you said Northland Boulevard but I thought you said on Route 4.

President Ramirez: Oh.

Mr. Champion: So, are they all on Northland?

President Ramirez: Yes, they are on Northland Boulevard, I might had done that but it is on Northland Boulevard.

Mr. Champion: We can correct that later.

President Ramirez: Mrs. Daniels.

Mrs. Daniels: Thanks Chairman. Mrs. Ghantous, that 2% that you said has three more readings, so if you work in the City, would we still get credit for any of our taxes that we pay if we work in a city?

Mrs. Ghantous: We still have the same reciprocal agreement that we have currently, right Jeff?

Mr. Anderson: Yes. The intent is that we would raise the reciprocity in line with the raise that would happen with the income tax. So, right now it is equal so anyone that we would have a reciprocity agreement with, it would go up at the same time. So, yes right now it is 1/2 and we have reciprocity at 1/2, you get credit for all of those communities around here, it would go up to 2 is the intent.

President Ramirez: Comments? Questions?

VII OLD BUSINESS

None

VIII NEW BUSINESS

None

IX DISCUSSION

None

X ADJOURNMENT

President Ramirez: At this time I will accept a move to adjourn.

Mrs. Ghantous: Move to adjourn.

Mr. Nienaber: Second.

President Ramirez: All in favor by voice vote.

(Adjournment approved 6-0.)

Respectfully submitted,

_____, 2019

Chairman, Joseph Ramirez

_____, 2019

Secretary, Carmen Daniels