

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF  
OTTAWA HILLS, OHIO HELD ON APRIL 23, 2009 AT 5:00 P.M.

Council member Jack Straub called the April 23 meeting of the Zoning Commission of the Village of Ottawa Hills to order at 5:10 p.m. Mayor Gilmore was absent and not expected to be at the meeting and Mr. Straub conducted the meeting in the absence of the mayor. In addition to Mr. Straub, Commission members Katherine O'Connell, Zac Isaac and Samuel Zyndorf were present. Also present representing the Village of Ottawa Hills were Village Solicitor Sarah McHugh and Village Manager Marc Thompson.

Members of the audience were Nasrin Afjeh and Michael Schwartz.

The Oath was administered to Mr. Schwartz and Mr. Thompson.

Mr. Thompson then provided a report on the variance request provided by the Schwartz family. He stated that the variance request related to the fence location. Much of the proposed fence was in a location consistent with the Zoning Code but since this was a corner lot a portion of the fence was closer to Falmouth than the building setback line of the Schwartz home. He continued by stating that the fence height is consistent with the Zoning Code and provided a number of photographs as well as information received from the applicant.

Mr. Schwartz then addressed the Zoning Commission stating that he and his family have recently moved from Chicago to Ottawa Hills and wished to erect this fence in the rear yard in a manner so as to include the storage shed and make the most use of the backyard. He commented that there is a great deal of vegetation on the Falmouth Rd. side of his property and that the fence probably can't be seen in the summer from the street. Much of the fence is already erected since it did not require a variance. The fence is a decorative metal fence.

Mrs. O'Connell asked if the fence was the same style as the fence surrounding the nearby pool. Mr. Schwartz confirmed that it was. He estimated that the proposed fence would still be approximately 100 feet from Falmouth Rd.

Mr. Straub asked if there were any comments received from neighbors regarding the proposed fence. There were none.

Mr. Zyndorf stated that he wished the record to reflect that his firm has done work with the company which employs Mr. Schwartz. He went on to state that he has not been directly involved in that work and that he met Mr. Schwartz for the first time at this meeting. Based on that discussion it was concluded that Mr. Zyndorf did not have a conflict and should not refrain from participating.

After additional discussion Mr. Isaac made a motion to approve the side yard variance as per the exhibits submitted by Mr. Schwartz. Mrs. O'Connell seconded the motion which passed unanimously.

The next item on the agenda was a discussion item regarding solar panels. Dr. Gene Richard, a Village resident, had been invited to the meeting but was not in attendance at this time. It was agreed that the subject would be referred to the next meeting which would allow for some additional time for research on what types of solar panels were available and what other communities may be doing in terms of legislation.

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Mrs. O'Connell made a motion to move into executive session regarding pending litigation at 5:28 p.m. Mr. Isaac seconded the motion. While leaving the room Mrs. Afjeh expressed concern about the type of fertilizer/weed killer used by the Village on the front lawn.

The Zoning Commission returned to regular session at the conclusion of the executive session. It was agreed that the next meeting would May 28 at 5:00 p.m.

There being no further business the meeting was adjourned.



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Mayor Kevin M Gilmore