

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD ON AUGUST 3, 2011 AT 5:00 P.M.

Mayor Kevin Gilmore called to order the August 3, 2011 meeting of the Ottawa Hills Zoning Commission at 5:03 p.m. Roll was taken with Commission members Sam Zyndorf, Zac Isaac, Katherine O'Connell and Kevin Gilmore present. Commission member Jack Straub was absent from the meeting but expected momentarily. Also in attendance were Marc Thompson, Fred Sandberg, Scott Aubry, and Nasrin Afjeh. Village Solicitor Sarah McHugh was not in attendance.

Mr. Isaac made a motion to approve the minutes of the June 16, 2011 meeting. That motion was seconded by Mrs. O'Connell and passed unanimously.

Mayor Gilmore then administered the oath to Fred Sandberg, Scott Aubry and Marc Thompson.

Todd Kime entered the meeting at this time.

Mayor Gilmore called on Mr. Thompson to describe the request for the variance under consideration by the Zoning Commission.

Mr. Thompson described the variance request as a joint effort between the property owners at 2821 Pembroke Rd. and 2829 Pembroke Rd. involving a paved surface variance. He said that this variance was unusual in that it involved a joint effort by two neighbors who wish to pave the unpaved area between their two driveways.

Both properties are already in excess of the paved area maximum and therefore, a variance is required.

Mr. Thompson stated further that the allocation of the proposed additional paved surface is probably not accurate in terms of how it is divided across the two properties. Much more of the proposed paving will be on the property at 2821 Pembroke. A relatively small amount of the paving will be on 2829 Pembroke.

Mr. Straub entered the meeting at this time.

Scott Aubry addressed the commission stating that he and his neighbor wish to pave the strip of grass between the two driveways. He said that they were going to be replacing their driveways anyway and that they prefer to add the additional pavement to eliminate the grass area.

Mr. Aubry continued by stating that it is difficult to get grass to grow in this area and that the additional paved area will be helpful in terms of parking and maneuvering in the driveways. He commented that there is a similar situation across the street and that the area would look better with more paving than the grass/muddy area.

Mrs. O'Connell asked about additional pavement resulting in increased runoff. She confirmed her belief that the allocation of the additional paving is not exactly depicted in the memorandum and that most of the new paving would be on the Aubry property. Mrs. O'Connell also mentioned the existing concrete parking area in front yard of the Sandberg house, suggesting that perhaps it should be removed in an effort to somewhat reduce the amount of pavement.

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Mr. Aubry commented that the parking area in front of the Sandberg house provides a good place for visitors to park.

Mr. Sandberg stated that there was a great deal of pavement in the back of his house and that most of the proposed pavement would be on the Aubry property.

Mr. Straub commented that he would not be participating in the vote or the discussion because of a business relationship he has with Mr. Aubry.

Mr. Isaac asked if the 10% paved area maximum is typical in the Village. Mr. Thompson responded by stating that some areas have more and some have less than 10%, but 10% paved area is the most common percentage in any of the zoning districts.

Mr. Isaac asked if the homes had been modified from their original construction. Mr. Sandberg thought that his home probably had been modified with the addition of a two car garage at the rear.

After additional discussion Mr. Isaac made a motion to approve the paved area variance to provide for a common driveway between 2829 and 2821 Pembroke Rd. as shown in the exhibit submitted with the application. The variance is part of the project which will include removal of the existing driveway and installation of new driveways.

Mr. Zyndorf seconded the motion. Upon call of the roll Commission members Zyndorf, O'Connell, Isaac and Gilmore voted yes. Commission member Straub abstained.

Attention then turned to a discussion item involving solar panels.

Mr. Thompson reminded the Zoning Commission that it had forwarded a recommendation to the Village Council some time ago. At the Council meeting concern was expressed regarding the specific recommendations made by the Zoning Commission. As a result, Council asked the Zoning Commission to reconsider their initial recommendation as it relates to front facing and side facing roofs.

The Zoning Commission was provided the language that was originally proposed by the Zoning Commission to the Village Council along with two alternatives. Substantial discussion followed regarding front facing and side facing roofs. The Zoning Commission reviewed photographs of specific properties in the Village and the implications of the various suggested language. The problem is most evident on corner lots.

Todd Kime commented that it might be appropriate to have every application for installation of a solar energy system reviewed by the Zoning Commission so that a detailed evaluation of each application can be completed. Members of the Zoning Commission thought that there would not be a large number of applications since solar panels are still extremely expensive. Mr. Zyndorf commented that having every application come to the Zoning Commission without rules in place might lead to inconsistent decisions from the Zoning Commission.

The Zoning Commission concluded by suggesting that the language regarding roof mounted systems state that such an energy system should "not be placed on any front or street facing

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roof". The Zoning Commission also suggested that language be developed which would require that bonafied, experienced contractors be required for any roof mounted solar energy system.

The proposed language will be modified to include both of the recommended changes and will be brought back to the Zoning Commission at their next meeting.

If there is agreement at that time it will be recommended by the Zoning Commission to the Village Council.

Brief discussion also followed regarding inflatable pools. It was the general consensus of the Zoning Commission that inflatable pools do not constitute a structure and therefore do not meet the definition of a swimming pool as defined by the Zoning Code. The Commission suggested that inflatable pools in rear yards would not be in violation of above ground swimming pool prohibition since they are not permanent structures.

It was agreed that the next meeting of the Zoning Commission will be on September 15, 2011 at 5:00 p.m.

There being no further business the meeting was adjourned at approximately 6:05 p.m.



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Mayor Gilmore