

March 17, 2014

Mr. Jim Eichmann – Chairman
Mr. Ted Leugers – Vice-Chairman
Mr. Tom Scheve – Member
Mr. Jim LaBarbara – Secretary
Mr. Jeff Heidel – Member
Mr. Steve Scholtz - Alternate

Item 1. – Meeting called to Order

Chairman Eichmann called the meeting of the Board of Zoning Appeals to order at 7:00 P.M. on Tuesday, March 17, 2014.

Item 2. – Roll Call of the Board

Mr. Scholtz called the roll.

Members Present: Mr. Heidel, Mr. Scheve, Mr. Eichmann and Mr. Scholtz

Members Absent: Mr. Leugers and Mr. LaBarbara

Also Present: Harry Holbert and Beth Gunderson

Item 3. – Opening Ceremony

Mr. Eichmann led the Pledge of Allegiance.

Item 4. – Approval of Minutes

Mr. Eichmann stated the next order of business was to approve the January 21, 2014 meeting minutes.

Mr. Eichmann asked for any corrections to the January 21, 2014 meeting minutes. No response.

Mr. Scheve moved to approve the January 21, 2014 minutes as written.

Mr. Heidel seconded.

Mr. Scholtz called roll.

Mr. Heidel – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Scholtz - AYE

Item 5. – New Business

B2013-01C
All Saints Church
8939 Montgomery Road
Conditional Use

Mr. Eichmann reviewed the criteria the board follows when considering a request for conditional use.

Mr. Holbert presented the case and case history in a power point presentation. Mr. Holbert said the church is an existing conditional use requesting to add a 320 square foot addition containing two new handicapped accessible restrooms.

Mr. Eichmann noted the board members had received drawings showing what the addition would look like.

Mr. Scheve asked what had been approved previously as a conditional use.

Mr. Holbert explained the church as an institutional use in a residential district is a conditional use. The church had also gone before the board and received conditional use approval to construct a picnic shelter. The church must have such proposals approved by the Board of Zoning Appeals to make sure the use meets the spirit and intent of the district and the Sycamore Township Zoning Resolution.

Mr. Eichmann asked if the applicant was present and wished to speak.

Mr. Tom Fitz, All Saints Church representative and member of the Building and Grounds Committee, of 14044 Bobwhite Court, Montgomery, OH 45242, addressed the board. Mr. Fitz explained they had received requests from parishioners for handicapped accessible restrooms. The existing church restrooms were too small to make handicapped accessible so the committee looked at other options and the one proposed seemed to work best.

Mr. Scheve asked if there had been any concern about the addition disrupting the architectural design of the church.

Mr. Fitz answered that the materials for the addition will match the church.

Mr. Scheve asked if the project was required by the American with Disabilities Act (ADA).

Mr. Fitz said the church meets the current requirements of the ADA and the addition would be over and above those requirements.

Mr. Eichmann asked for any comments from the public and swore in a neighboring property owner.

Mr. John Beiting of 8983 Lyncris Drive, Cincinnati, OH 45242, addressed the board. Mr. Beiting expressed concern about the look of the addition and suggested it should be designed to look more like a court yard.

Mr. Fitz noted there were some changes planned to the sidewalk and landscaping.

Mr. Eichmann closed the floor to public comments and the board discussed the issues brought before them.

Some discussion ensued among the board members regarding the aesthetics of the proposed addition.

Mr. Scheve asked about possibly adding a condition to the approval that a landscape plan be submitted.

Mr. Holbert said the board had the option of requiring a landscape plan be submitted and approved by staff.

Mr. Fitz noted there would be landscaping in front of the addition. He also stated that the glass in front was for bringing light into the building and the flat roof was a more economical option.

Mr. Scheve asked about the decision making process the church used to approve such a proposal.

Mr. Fitz explained the process.

Mr. Scholtz asked if Mr. Fitz thought the addition was attractive.

Mr. Fitz said the committee relied on the architect and his judgment and agreed this was the best plan. He said there are 20 people on the committee and no one had reservations about it.

Mr. Scheve made a motion to approve the conditional use request for case 2014-01C as submitted.

Mr. Heidel seconded.

Mr. Scholtz called roll.

Mr. Heidel – AYE

Mr. Scheve – AYE

Mr. Eichmann – AYE

Mr. Scholtz - AYE

Item 6. – Date of Next Meeting

Mr. Eichmann noted the date of the next meeting – Monday, April 21, 2014.

Item 7. – Communications and Miscellaneous Business

No report.

Item 8. – Adjournment

A motion to adjourn the meeting was made by Mr. Scheve.

Mr. Scholtz seconded.

Vote: All AYE.

The meeting adjourned at 7:28 P.M.

Minutes Recorded by: Beth Gunderson, Planning & Zoning Assistant