

COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, December 17, 2014 - 6:00 p.m.

Meeting called to order: 6:00 p.m.

Pledge of Allegiance.

Explanation of Procedures.

Roll Call. Present: Mr. Price, Mr. Martin, Mr. Roberto, Mr. Reininger. Mr. Kelley was seated.

Swearing in: appellants, attorneys and all speakers in the cases.

Hearing of Appeals: None.

Administration:

A. BZA Rules and Procedures – Amend Article VII. Mr. Milz advised the Board that other Townships have different processes for the disposition of appeals than we have. Our process is at the hearing there is a straw vote and at the next meeting the resolution is journalized. This is a lengthy process for the applicant and can take up to 3 months from start to finish. The time can be shortened by instead of taking a straw vote at the hearing, the Board will make a motion and that motion will be the formal action. This would allow the applicant to receive a zoning certificate the day after the hearing. The other change relates to abstention. Discussion followed regarding the amendment. Mr. Martin requested that Mr. Barbieri respond to the question – if an abstention under Ohio law is a de facto yes or a de facto no. Mr. Milz advised the Board that changes to the Bylaws require that the amendment be introduced at a meeting and voted upon at a subsequent meeting. Mr. Reininger said that these amendments will become an agenda item at the January, 2015 meeting.

Resolutions for Adoption:

- A. Case No.: BZA2014-25 – 7292 Swirlwood Ln.
Motion: Grant.
Roll Call: Mr. Kelley – aye, Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Roberto – aye.
- B. Case No.: BZA2014-26 – 9459/9455/9427 Colerain Ave. (Parcel 510-103-206).
Motion: Grant.
Roll Call: Mr. Kelley – aye, Mr. Martin – nay, Mr. Price – aye, Mr. Reininger – aye, Mr. Roberto – nay.
- C. Case No.: BZA2014-27 – 4911 W. Kemper Rd.
Motion: Grant.
Roll Call: Mr. Kelley – abstained, Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Roberto – aye.
- D. Case No.: BZA2014-28 – 9427 Colerain Ave.
Motion: Grant.

Roll Call: Mr. Kelley – nay, Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Roberto – aye.

Unfinished Business: Mr. Reininger asked for the Board’s input on holding quarterly work sessions. He said the discussion wouldn’t speak to any specific case, but would provide a dialogue with the zoning administrator to address ways in which the Board can run more efficiently. All members concurred that the concept is good, but expressed concern regarding the Sunshine Law. The public would be invited to attend.

Approval of Minutes: Motion to approve amended minutes of November 19, 2014 meeting by Mr. Martin, 2nd by Mr. Price. Motion carried.

Announcement: Mr. Milz advised the Board that the Trustees have reappointed Mr. Reininger as a member and appointed Ms. Alisé Pilson as an alternate member.

Adjournment: Motion to adjourn by Mr. Price at 6:35 p.m., 2nd by Mr. Roberto. Motion carried.

Respectfully Submitted:



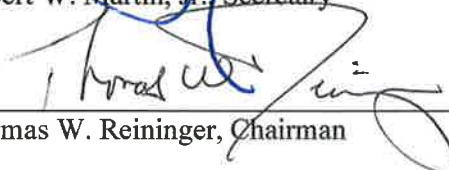
Rebecca J. Reno, Zoning Recording Secretary

Secretary:



Robert W. Martin, Jr., Secretary

Accepted by:



Thomas W. Reininger, Chairman