



## BEXLEY ZONING COMMITTEE MINUTES

Tuesday, March 27th, 2012

5:30 p.m.

*Matt Lampke, Chair  
Anne Lewis and Tim Madison*

- I. **Roll Call of Members:** All present
- II. **Others City Staff Present:** Lou Chodosh, Bill Harvey, Mayor Kessler, Steve Keyes, Bruce Langner, Mark Masser, Chief Rinehart, Richard Sharp, President Weber.
- III. **Review of Minutes for February 28, 2012 – Approved**
- IV. **PUBLIC HEARING : For discussion and public comments concerning:**

**Ordinance 14-12** to grant a Councilmatic Variance to permit certain uses of an accessory structure on the property at 303 N. Parkview Avenue in the City of Bexley, Ohio, introduced by Mr. Lampke (Introduced on 2- 28- 12).

Mr. Foster is the architect on this project for the Jeffrey's home. He brought site plans which showed the views from all directions. He said there was one neighbor who voiced their concern over the structure being used as rental property. Mr. Foster said it does not contain any HVAC and is intended strictly to be an amenity to the pool area. He said the Planning Commission had approved the plans.

Ms. Rose explained that it has come before Council for a variance due to the structure containing bathing and cooking facilities. There is a fireplace in the structure as well. Mr. Lampke said since there is no heating or air conditioning he thought this would help prevent it from ever being used as rental property.

Mr. Foster stated the current Bexley code does not deal with these types of situations. He said the current Bexley code does not allow for the additions of a "mother-in-law" suite, etc. and the City is losing residents because of this restriction.



Mr. Chodosh discussed some of the language used and offered his suggestions. Discussion was held concerning the current definition of a "dwelling unit" which included cooking, bathing and toilet facilities. He suggested the term "pool house" be inserted into the Ordinance and to clearly state that it is not to be used for any other purposes. It was decided not to add any stipulations concerning future HVAC additions.

There were no public comments. – Public Hearing closed.

## V. ORDINANCES AND RESOLUTIONS:

### Third Readings.

**Ordinance 14-12** to grant a Councilmatic Variance to permit certain uses of an accessory structure on the property at 303 N. Parkview Avenue in the City of Bexley, Ohio, introduced by Mr. Lampke (Introduced on 2- 28- 12).

Mr. Lampke made a motion to amend Ordinance 14-12 to include specific "pool house" language. Mr. Madison seconded the motion. **Vote 3-0 Amended**  
Mr. Lampke made a motion to recommend passage to Council. Mr. Madison seconded the motion. **Vote was 3-0 Approved.**

### Second Readings.

**Ordinance 15-12** to approve a use variance for part of the western portion of property located at 2080 East Livingston Avenue to permit a drive-thru restaurant, introduced by Mr. Lampke (Introduced on 3-13-12).

Mr. Langner said this applicant had appeared at the Planning Commission to discuss this variance. He said even with the Charter being changed at the most recent election, the appropriate use of zoning needs to be approved. He said there was a BP Station and car wash which had been located next to this property. They have torn it down and will be filling in the space with gravel and/or grass marking the lot. Mayor Kessler said Tim Horton's is aware of the high risk area.

Mr. Lampke asked if a public hearing was required for this matter. He said this should be accomplished in the next City Council hearing since there would not be Zoning Commission meeting. He suggested the public hearing be held during the Council meeting since there would not be another Zoning meeting prior to the third reading. Mr. Lampke said Council's authority only applies to the drive-thru issue not the plan.



Ms. Lewis said once the Zoning Code is update this could be prioritized. Mayor Kessler said it is best to take all of the code and have it revised at one time because they are interconnected. The latest quote for this project is \$18,000 which is much less than the previous figures.

**First Readings.**

None

VI. **Old Business:** None

VI. **New Business:** None

VII. **Remarks from Audience:** None

VIII. **Adjourned** 6:12 p.m.

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