



BEXLEY ZONING COMMITTEE MINUTES

Tuesday, February 28, 2012
5:30 p.m.

*Matt Lampke, Chair
and Tim Madison*

I. Roll Call of Members: All present

II. Others Present: ~~President~~ Weber, Mayor Kessler, Lou Chodosh, Beecher Hale, Bill Harvey, Steve Keyes, Chief Rinehart, Kathy Rose and Richard Sharp.

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III. PUBLIC HEARING: For discussion and public comments concerning Ordinance 07-12.

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Third Readings.

Ordinance 07-12 to approve an Amendment to the detailed development plan approved by Amended Ordinance No. 31-85 for a Planned Unit Residential (PUR) Development on Clifton Avenue known as "Lyonsgate", introduced by Mr. Weber, (Introduced on 1-24-12).

Mr. Lampke opened the public hearing portion of the meeting.

Mr. Madison recused himself from voting on this issue due to a personal conflict.

Ms. Rose said this Ordinance pertains to the property located at #15 Lyons Gate which was built in the 1980's. The application was approved at the January 30, 2012, Planning Commission. It was presented to the BZA Board on February 9th and they thought the elevation lacked articulation. The encroachment is minimal. Due to safety concerns, one door from the original plans has been removed. Ms. Rose said Ms. Bokor is on board with the changes along with the Home Owners Association for this area. They have approved the changes and she said there has been no opposition voiced during the last two hearings.

Further discussion was held pertaining to lots 16 and 14 attaching to the neighboring lot. She said this location does not allow the residence to join the other three "cluster" homes in their adjoining lot space. Ms. Rose said there are currently five open lots available out of the original eighteen and she knows one person is considering an upcoming purchase.



Since there were no comments from the public, Mr. Lampke closed the public hearing portion and said he would be passing along his recommendation to City Council.

Mr. Sharp said he would have to recuse himself as well since the owner of the property is a business client. Mr. Lampke said he was in favor of recommending - **APPROVED**

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Second Readings.

Resolution 06-12 appointing Richard Sharp and Steve Keyes from City Council to the Bexley Housing Council for review of tax abated properties in the city, and confirming the Mayor's appointments of David Baker, Dr. Tanya Poteet, Jodi Miller, and Sandy Mundy to the Housing Council for 3-year terms beginning in 2012, introduced by Mr. Lampke (Introduced on 2-14-12).

Mr. Langner stated Virginia Salamy had been removed from the resolution since she had previously been appointed by the Mayor. He said the tax abatement properties require this review. The appointment term is set by the Ohio Revised Code for a three year term. Mr. Lampke explained it was an appointment for Council members up to three years.

Mr. Keyes said he is looking forward to the appointment. Mr. Langner said there are currently four properties which meet these criteria for review. The Gateway, Chase, Connell's and One Dawson Place have all received the tax abatement. The reasoning is to ensure the property is being maintained. He said both Chase and Connell's had their tax abatements expire in 2011 so those locations would be a moot point to inspect. The City of Bexley is now receiving the full amount of taxes on these locations. Mr. Langner said this group meets once a year. The purpose is to make sure the locations are keeping up with their end of the bargain.

Mr. Lampke and Mr. Madison voted to recommend Ordinance – **APPROVED**

Mayor Kessler said for future appointments he will request resumes and prepare for introductions at Council meetings.

First 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).

Ms. Rose said this topic will be discussed at the March 8 BZA meeting. The proposal is to add a pool house but since it will also be equipped with cooking and bathing facilities, it is considered a new structure. Mr. Lampke confirmed the additional pool house is not for an additional habitat. Ms. Rose said she would make a recommendation to Council but realizes it is their ultimate decision. Mr. Madison confirmed the house is a one story. Ms. Rose said she did notify the residents in the area. Mr. Masser said it is vital to make sure it is not used as a "mother-in-law" suite, nanny chambers, etc.

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Ms. Rose said she wanted to be sure that each applicant was treated the same, regardless of the location of the property. Mr. Lampke said this discussion could be continued since it is the first reading. He requested copies of the drawings and suggested the architect should attend Council to discuss as well.

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Ms. Rose said a Public Hearing will be required at the next BZA meeting at 5:30 p.m. on the 27th of March. Mr. Madison asked why this matter has come before Council prior to any Board recommendations. Mr. Keyes said he agreed with Mr. Madison and said he would like to know why this is different from the other locations. Ms. Rose said the difference is it does have bathing facilities as well as cooking facilities. Mr. Chodosh suggested they formalize in writing about how often an inspection would be held. He said a written process would help to ensure all areas are receiving equality.

Old Business- None

New Business- None

Remarks from Audience- None

Adjourned 6:00 p.m.

