

Minutes

Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, February 3, 2016 – 7:00 PM

Board Members Present: Pan Aslanides, Chairman
Anthony ‘Tony’ Mucci, Vice Chairman
Bill Ehlers, Member
Thomas Davis, Alternate

Board Members Absent: David Foss, Secretary
Gary Brahler, Member

Zoning Inspector: Dale Riggerbach

Township Secretary: Shelby Dieffenbaugher – Absent

Purpose: (One Case)

Appeal #617 – Ohio Roll Grinding Inc. of 5165 Louisville St. NE, Louisville, Ohio 44641, zoned I-2 General Industrial, Parcel #33-07849, is requesting a variance for a setback of 20 feet on the west of the existing building and proposed addition, instead of the required 25 feet minimum side yard width in Section 722.4, item C of the Nimishillen Township Zoning Resolution.

CALL HEARING TO ORDER:

Chairman Aslanides opened tonight’s hearing at 7:00 PM and introduced all board members in attendance and the zoning inspector. Chairman Aslanides swore in everyone in attendance by asking them to swear that the information they were about to present, either in oral or written form, is true and accurate to the best of their knowledge. The people responded by stating, “I do”.

CALL HEARING TO ORDER:

Appeal #617 – Ohio Roll Grinding Inc. of 5165 Louisville St. NE, Louisville, Ohio 44641, zoned I-2 General Industrial, Parcel #33-07849, is requesting a variance for a setback of 20 feet on the west of the existing building and proposed addition, instead of the required 25 feet minimum side yard width in Section 722.4, item C of the Nimishillen Township Zoning Resolution.

Bill Jeffries of 5274 Woodview stepped to the podium and notified the Board that he was in attendance for the owner who could not attend the hearing. Mr. Jeffries provided the Board with a packet of information regarding the plans for the setbacks. Mr. Jeffries held a discussion with the Board about the aerial view of the property and the location of the addition of the proposed variance.

Mr. Jeffries provided the Board with 2 letters. The first letter is from Derek Nottingham, Treasurer of Louisville City Schools and the second letter is from Groffre Investments. Both had no concerns for or against this variance.

Chairman Aslanides asked if anyone had any questions.

Bill Ehlers asked if this new building will be big enough. Mr. Jeffries stated that 4,000 square feet is all that is needed at this point.

Chairman Aslanides stated there was no one in attendance to speak for or against the variance.

Motion for a Ballot Vote: With no other questions and/or discussion, Chairman Aslanides asked for a motion for a ballot vote to approve or disapprove Appeal #617.

TONY MUCCI MOTIONED FOR A BALLOT VOTE FOR APPEAL #617 OHIO ROLL GRINDING INC. SECONDED BY TOM DAVIS. MOTION CARRIED.

Roll call voting:	Bill Ehlers	--	Approve
	Tom Davis	--	Approve
	Tony Mucci	--	Approve
	Pan Aslanides	--	Approve

Chairman Aslanides said **the request for Appeal #617** was **APPROVED** and advised Mr. Jeffries to contact Dale during regular office hours (11:30 a.m. to 3:30 p.m. Monday thru Friday) to make arrangements to get whatever paperwork/permits are needed.

Set day and time for hearings:

After discussion, TONY MUCCI MOTIONED TO KEEP THE DAY AND TIME THE SAME, WHICH IS THE 1ST WEDNESDAY OF EACH MONTH AT 7:00 PM SECONDED BY BILL EHLERS. Board members responded by saying ‘I do’. **MOTION CARRIED.**

Roll call voting:	Tom Davis	--	Approve
	Bill Ehlers	--	Approve
	Tony Mucci	--	Approve
	Pan Aslanides	--	Approve

Old Business: There was no old business to discuss.

New Business:

Chairman Aslanides asked Zoning Inspector Dale Rigggenbach if there will be anything for next month. Mr. Rigggenbach stated there may be one for next month for an accessory building.

Chairman Aslanides asked Zoning Inspector Dale Rigggenbach asked how it was going with the tabled variance. Mr. Rigggenbach stated that he has made contact with the resident twice and is still waiting to hear.

Reapprove of Minutes:

TOM DAVIS MOTIONED TO REAPPROVE THE MINUTES FOR OCTOBER 7, 2015 AS WRITTEN SECONDED BY TONY MUCCI. MOTION CARRIED.

Roll call voting:	Tom Davis	--	Approve
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Bill Ehlers -- Approve
Tony Mucci -- Approve
Pan Aslanides -- Approve

Approval of Minutes:

TOM DAVIS MOTIONED TO APPROVE THE MINUTES FOR JANUARY 6, 2016 AS WRITTEN SECONDED BY TONY MUCCI. MOTION CARRIED.

Roll call voting: Tom Davis -- Approve
Bill Ehlers -- Approve
Pan Aslanides -- Approve
Tony Mucci -- Approve

Adjournment:

BILL EHLERS MOTIONED TO ADJOURN AT 7:15 PM SECONDED BY TONY MUCCI. MOTION CARRIED.

Roll call voting: Tom Davis -- Approve
Bill Ehlers -- Approve
Tony Mucci -- Approve
Pan Aslanides -- Approve

Pan Aslanides, Chairman
Nimishillen Township Board of Appeals

Tony Mucci, Vice Chairman
Nimishillen Township Board of Appeals

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