

CITY OF SHARONVILLE, OHIO
BOARD OF ZONING APPEALS
MINUTES OF MEETINGS
February 21, 2018

1. Board of Zoning Appeals (BZA) Call to Order

Chairperson Paul Culter called the regularly scheduled meeting of the Sharonville Board of Zoning Appeals to order. He reminded those planning to testify to sign in. All said the Pledge of Allegiance. Those planning to testify took the oath.

2. BZA Roll Call

Present: Paul Culter, Mathew Eggenberger, Andrew Sasser, Madeleine Dressing, Tom Pernik, and council person Rob Tankersley. Dan Ison was absent with notice.

3. BZA Approval of Meeting Minutes Written Summary and Audio Recording

The minutes of the January 10, 2018 meeting were approved as written by Madeleine Dressing, with a second by Tom Pernik.

4. Old Business

None.

5. New Business:

- a. REVIEW of Variance for Parking on a Non-Permanent Surface – 3603 East Kemper Road – Brent Gillman, Experimental Holdings - Sharonville Zoning Ordinance 1151.03(c)2 - This variance was originally approved on January 11, 2017.**

Brent Gillman, with Experimental Holdings, requested a zoning variance to install gravel parking on the property at 3603 East Kemper Road. The applicant noted the need for this parking was to accommodate Enterprise Car Rental's seasonal fluctuations and to ease Park 42 tenant parking.

This application sought a variance to Sharonville Zoning Ordinance 1151.03(c)2, Parking and Design Standards, which states that "All parking spaces shall be permanently surfaced of either blacktop or concrete in accordance with construction standards as required by the City."

This proposed Commercial Service Office (CSO) (PUD) gravel lot is bordered by General Industrial (GI) lots; American food group, Loth and Dubois chemicals to the North, Public Storage to the East, Park 42/Enterprise car rental to the South and gravel parking/future lots to the West.

This variance was approved on January 11, 2017 subject to condition(s):

1. Commercial rental trucks shall not be parked on the gravel surface.
2. The gravel lot will be maintained free of weeds and in good condition upon maintenance possession by the applicant
3. The applicant will come back before the Board of Zoning appeals in one year's time to re-evaluate the functioning of the gravel parking lot.

James F. Keller Esq., 3600 Park 42 Drive, attended on behalf of Monty Properties. He explained the current use of the property and how it may differ in the future should the tenant situation change. The property owners are waiting to see what the intentions are of the current tenant, but they are looking to further develop the location and request the variance be renewed.

Matt Eggenberger made a motion to approve extending the original variance request, maintaining the same conditions as stated in the original approval. The motion was seconded by Tom Pernik.

All Board of Zoning Appeals members voted in favor and approval was granted.


6. Discussion – Election of Officers

Matt Eggenberger made a motion to nominate Paul Culter for Chairperson of the Board of Zoning Appeals. Tom Pernik seconded the motion, and all members voted unanimously in favor.

The motion to nominate Dan Ison for Vice Chairperson was made by Andrew Sasser and seconded by Madeleine Dressing. All members voted yes across the board.

7. Adjourn

A motion to adjourn was made by Tom Pernik, with a second by Matt Eggenberger.



Paul Culter, Chairperson



John M. Creech, Secretary