

Minutes of the Zoning Board of Appeals
Sheffield Lake, Ohio
October 21, 2015

The regular meeting of the Zoning Board of Appeals was held Wednesday, October 21, 2015. Chairperson Jancura called the meeting to order at 7:05 PM.

ROLL CALL OF MEMBERS:

Present: Jancura, Tatter, Melbar, Reilly, Harper, Kovach

MINUTES: September 16, 2015 - *Motion by Reilly/Second by Melbar to approve the minutes of September 16, 2015 meeting as presented. Yeas All.

CORRESPONDENCE: None.

PRESENTATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS: Chairperson Jancura advised this meeting is purely administrative. The first purpose is to discuss changing the meeting night for Zoning Board from the third Wednesday of the month to co-inside with Planning Commission which has already changed their meeting night which is usually Thursday's. So they have already voted and agreed condition upon our approval, they will meet on the third Wednesday, our regular scheduled meetings will occur the day after their meeting night. We are not going to tie it to the third Thursday because the intent is for some purposes; use variances, I believe lot splits – the city requires Planning and Zoning approval and rather than have an applicant wait a whole month since we go first to have Planning sign off first and then the next day the applicant can come to Zoning and we can sign off and they can be on their merry way instead of having to have them wait a whole month or call a special meeting of Zoning which I have done in the past so that people can start to build whatever they need to build. So it is for Zoning and Planning to work together nicely and since our liaison doesn't have a problem with it, he is okay. We are going to leave the time at 7 pm but again we will move our regularly scheduled meetings to occur the day after Planning and their meetings are set on the third Wednesday of the month. *Motion by Reilly/Second by Melbar to approve said change. **ROLL CALL TO APPROVE CHANGE OF MEETING DATE TO THE DAY AFTER PLANNING COMMISSION MEETING:** Yeas All – Tatter, Melbar, Reilly, Harper, Jancura.

Chairperson Jancura advised the second issue just for ease of the Board so that we don't all have to become knowledgeable with all of the zoning sections is we are going to have a specialty's within the Board. We have all agreed and this is not binding but in general for the sections that we regularly deal with will be as follows;

Section 1133 R1 zones – Mr. Reilly will be our specialist.

Section 1139 B1 zones – Mr. Harper will be our specialist.

Section 1151 accessory uses & buildings – Mr. Melbar will be our specialist.

Section 1153 non-conforming – Mr. Tatter will be our specialist.

Section 1171 use, height & area regulation – Chairperson Jancura will be our specialist.

Chairperson Jancura advised going forward, when we have an application that is say on the lake non-conforming, not that we would all become ignorant but we will rely on Mr. Tatter since he lives on the lake and he knows water marks and he has extensive experience with non-conforming. So we are going to kind of rely on him on spotting the issues and he has been very helpful in the past. So I think it will be very good for all of us to kind of go into our sections and really get the guts of stuff and then we can learn from each other. Member Tatter stated I think that the specialist area possibly if there is anything unusual like with non-conforming, there may be a volume allowance increase but not a square footage as crazy as that sounds. We should alert the other members before the meeting via email some sections that they may want to read up for that. Chairperson Jancura advised excellent point and I will supply everybody with current board contact information so we can reach out to each other. If you want to make a phone call to somebody or if we want to start an email among ourselves of hey look at this or look at that and not have to use Kay so much. She has got so much stuff on her plate but I think that is an excellent point of hey does this make sense to you because I think this is, especially when you have new inspectors and if they are going to be changing we need to know because I had one meeting where a guest inspector told somebody they could build a board on board fence and they couldn't. It was when Wiblin came back and he said you can't have that fence and we had to give them a variance and they said you mean I can't rely on the Building Inspector's approval saying that I could have it and we actually had to say no. That is not fair, if our Building Inspector says you can have it you should be able to have it. So I am looking so that we are more knowledgeable then whatever Inspector is sitting in front of us because if he did something wrong I want to be able to correct it. Or like with the last, Mr. Bock – knowing exactly what kind of variance they need so we can cover it all and that they applicant doesn't have to come back and we have a special meeting. Member Tatter asked will the new Inspectors give us more information or as much as they can? They gave us as much as they can at the last meeting and that was woefully short as to what we needed. Chairperson Jancura stated I am going to meet with Mr. Fillar, I am going to meet with him and go over the application of the section that he needs to complete for us so that we have enough information. I guess last meeting was very kind of thrown together because it was a quick change. I am going to address that because we can only do our jobs as well as the information that the give us. Member Tatter stated if he is wrong we

will at least have a reference point for his being wrong. Chairperson Jancura concurred especially since he is the employee for the contractor for the city and if he is not doing his job well enough we will tell the Mayor. Member Reilly stated it might be very wise to have a paper trail. Member Tatter stated the other thing to is that it bothers me that the city inspection departments records are thrown up in an attic and nobody quite knows what is where and they are in no order. Who keeps our records? Chairperson Jancura answered Kay Fantauzzi keeps our records. I don't know that she keeps the applications themselves but she definitely keeps all the minutes. Member Tatter stated all the minutes and available. Representative Kovach stated they are available on line at sheffieldlake.net which is our city website now. Member Tatter stated I had a variance on my property back in the 90's and I am the only one that knows it. Representative Kovach stated that one isn't going to be online. Member Tatter stated I just don't want that to happen again with our variances.

CITIZENS COMMENTARY: None.

MEETING ADJOURNED: With no further business before this board, *Motion by Harper/Second by Melbar to adjourn at 7:16 pm. Yeas All.

CLERK OF COMMITTEE AFFIRMATION: This Meeting Of The City Committee Of The City of Sheffield Lake, Ohio Was Held and Conducted Under All Rules and Regulations Governing The Sunshine Laws Of The State Of Ohio As They May Apply. All meetings are recorded and available in council's office.

CLERK OF COUNCIL

Kay Fantauzzi

CHAIRMAN OF COMMITTEE

Diana Jancura

I, Kay Fantauzzi, duly appointed Clerk of Committee Of Sheffield Lake DO HEREBY CERTIFY that this Is a true and exact copy of the Minutes of the Zoning Board of Appeals meeting of October 21, 2015.

PRESIDENT OF COUNCIL

Rick Rosso

and/or

COUNCIL PRO TEM

Alan Smith