

MINUTES

NIMISHILLEN TOWNSHIP BOARD OF ZONING APPEALS 4422 MAPLEGROVE NE, LOUISVILLE, OH 44641 WEDNESDAY, SEPTEMBER 5, 2012 – 7:00 PM

Board Members Present: Gary Brahler, Chairman
Bill Ehlers, Vice Chairman
Pan Aslanides, Secretary
David Foss, Member
Anthony 'Tony' Mucci, Member
Arthur 'Art' Smith, Alternate

Zoning Inspector: Dale Riggerbach

Township Secretary: Sharon Shaub

PURPOSE:

- **APPEAL #591** – The V.F.W. Post 7490 located at 7459 Columbus Rd. NE, Parcel number 33-08480, zoned B-3 General Business, is requesting a variance for the existing building on the east side to allow a side yard setback of 18' instead of the required 25' as permitted in the Nimishillen Township Zoning Resolution, Section 713.4, Item C, Page 43.

Chairman Gary Brahler opened tonight's hearing at 7:00 PM and introduced the board, zoning inspector and township secretary. Mr. Brahler 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".

Robert Nyland, 2207 Avalon NE, Louisville, OH stepped to the podium and stated the V.F.W. Post 7490 wants a division of the property to sell to the Baseball Association. When the building was built back in 2000, it wasn't actually surveyed. The surveyor just drew it because they thought there was enough room. Now, in 2012 and with wanting to divide the property, they are trying to correct it so it will be legal to do a division of property.

When asked who would be responsible to take care of the property, Mr. Nyland said it would be the Hot Stove Baseball Association.

With no one in attendance at tonight's hearing to speak either for or against the variance and with no more questions from the Board, Brahler asked for a motion for a ballot vote.

PAN ASLANIDES MOTIONED FOR A BALLOT VOTE SECONDED BY DAVE FOSS. **ALL VOTED YES. MOTION CARRIED.**

Ballot vote as follows:

Gary Brahler	-	YES
Pan Aslanides	-	YES
David Foss	-	YES
Tony Mucci	-	YES
Bill Ehlers	-	YES

The request for the variance for the existing building on the east side to allow a side yard setback of 18' instead of the required 25' was **APPROVED**. Chairman Brahler instructed Mr. Nyland to contact the zoning inspector during normal business hours to get whatever paperwork and permits are needed.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS:

Discuss what size drawings / maps the Board would prefer: The Board agreed 8 ½ x 11 or 8 ½ x 14 would be okay. The bigger, bulkier drawings / maps cost too much to mail. However, Bill, Gary and David want them mailed via regular U. S. Mail. Pan and Tony said scanning and emailing is fine with them.

Change October and December hearing dates: Because Dale will be out of the office October 3rd and December 5th, 2012, PAN ASLANIDES MOTIONED TO CHANGE THE OCTOBER 3RD HEARING TO *WEDNESDAY, OCTOBER 10TH AT 7 PM* AND THE DECEMBER 5TH HEARING TO *WEDNESDAY, DECEMBER 12TH AT 7 PM*. **ALL VOTED YES. MOTION CARRIED.**

APPROVAL OF MINUTES:

BILL EHLERS MOTIONED TO APPROVE THE MINUTES FOR AUGUST 1, 2012 AS WRITTEN SECONDED BY PAN ASLANIDES. **ALL VOTED YES. MOTION CARRIED.**

ADJOURNMENT:

PAN ASLANIDES MOTIONED TO ADJOURN AT 7:15 PM SECONDED BY TONY MUCCI. **ALL VOTED YES. MOTION CARRIED.**

Gary Brahler, Chairman

Pan Aslanides, Secretary