

Minutes

Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, June 3, 2015 – 7:00 PM

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

Zoning Inspector: Dale Riggerbach

Township Secretary: Shelby Dieffenbaugher

Purpose: (One Case)

Appeal #613 – The Louisville Baseball Association, 7400 Block of Columbus Rd. N.E., Louisville, Ohio 44641, zoned B3 General Business and R-1 Single Family Residential, Parcel #10003357, is requesting a variance for an Accessory Building (storage, pavilion) to be 18 feet high instead of the allowed 17 feet high and to be 3,744 square feet instead of the allowed 1,280 square feet, as permitted in Section 602.4 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, zoning inspector, township secretary. 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”.

Dennis Biery of 6582 Paris Ave. stepped to the podium and is requesting a variance to build a storage building and batting cage for the Louisville Baseball Association located at the 7400 Block of Columbus Rd. NE Louisville, Ohio 44641. The building will have storage on one end and batting cage on the other. The storage side will be 32 ft. by 36 ft. and the batting cage will be 72 feet long. This will be similar to the Louisville High School batting cages and storage building. The storage side will hold the mowers and other lawn equipment. The baseball teams will be raising the money along with other contributions in order to pay for the costs.

Chairman Pan Aslanides asked if the building/batting cage would be the same as the high schools’. Mr. Biery stated that yes it would be just like the high schools’ batting cage.

Chairman Pan Aslanides asked if the batting cage would have a cement floor. Mr. Biery stated that the floors would not be cement because there are no funds for that. The floors would be chip gravel. The building/batting cage would have no electric or water and if the teams need a pitching machine, a generator would be used. The location of the building/batting cage would be in the back corner of the property by Steve Coon’s property.

Gary Brahler asked if the batting cage need to have electric for the pitching machine. Mr. Biery stated that they will not need electric because most of the teams are coaches’ pitch or another person pitch. The batting cages will be nylon/woven material and will be 72 feet long so 16 year olds and up can use it as well. Mr. Biery introduced Larry who helps with the money for the association.

Chairman Pan Aslanides asked if anyone would like to speak in favor or against.

Lawrence Marchand of 7365 Columbus Rd. stepped to the podium:

- Mr. Marchand attended the hearing to determine where the building was going to be built
- Mr. Marchand was worried the building was going to be built by the VFW barn and block his view of Route 44 from his property.
- Once Mr. Marchand found out where the building will be built, he has no problem with the building be built

Chairman Pan Aslanides went to the location to determine where the building/batting cage will be located. Chairman Aslanides stated the building/batting cage will be between fields 9, 10, 11, and 12.

Mr. Marchand asked if another baseball field is in the plans to be added. It was determined that yes another baseball field has been rough cut in, just waiting for the funds to complete the addition.

Bill Ehlers showed Mr. Marchand on a map of the exact location of the proposed building/batting cage.

Gary Brahler asked Zoning Inspector Dale Rigggenbach if anyone was opposed of this variance. Mr. Rigggenbach stated he had no calls for or against.

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 #613.

GARY BRAHLER MOTIONED FOR A BALLOT VOTE FOR APPEAL #613 SECONDED BY ANTHONY MUCCI. MOTION CARRIED.

Roll call voting:	David Foss	--	Approve
	Gray Brahler	--	Approve
	Bill Ehlers	--	Approve
	Anthony Mucci	--	Approve
	Pan Aslanides	--	Approve

Chairman Aslanides said **the request for Appeal #613** was **APPROVED** and advised Mr. Biery 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.

Chairman Aslanides dismissed those in attendance.

Old Business

Chairman Aslanides introduced alternate Tom Davis.

New Business:

The Board asked Zoning Inspector Dale Rigggenbach if there will be another hearing next month. Mr. Rigggenbach stated he had nothing new at this time.

Discussion – The Board and Zoning Inspector Dale Riggenbach held a discussion about all of the new buildings being built throughout the township.

Approval of Minutes:

GARY BRAHLER MOTIONED TO APPROVE THE MINUTES FOR MAY 6, 2015 AS WRITTEN SECONDED BY ANTHONY MUCCI. MOTION CARRIED.

Roll call voting: Pan Aslanides -- Approve
Anthony Mucci-- Approve
Bill Ehlers -- Approve
Gary Brahler -- Approve
David Foss -- Approve

Adjournment:

GARY BRAHLER MOTIONED TO ADJOURN AT 7:11 PM SECONDED BY ANTHONY MUCCI. MOTION CARRIED.

Roll call voting: Pan Aslanides -- Approve
Anthony Mucci-- Approve
Bill Ehlers -- Approve
Gary Brahler -- Approve
David Foss -- Approve

Pan Aslanides, Chairman
Nimishillen Township Board of Appeals

David Foss, Secretary
Nimishillen Township Board of Appeals

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