

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE REGULAR MEETING HELD JANUARY 22, 2015**

TO ORDER: The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance.

ROLL CALL: Present were members Mario Cipriano, Martin DeVries, Vice Chairman Linda Masterson, and Chairman Shawn Kimble.
Absent was Member Tim Anderson.
Also present was Chief Building Official Guy Fursdon, Council Liaison Bernadine Butkowski, and Secretary, Donna Tjotjos, Deputy Clerk.

ELECTION OF OFFICERS:

Chairman Kimble stated that if there were no objections he would like to keep the same Officers for the Board as they were in 2014.

Moved by Kimble and seconded by DeVries to retain the same Officers in the same positions as in 2014.

Chairman Kimble asked the Secretary to call the roll.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

MINUTES:

Chairman Kimble asked if there were any corrections or additions to the minutes dated November 20, 2014. Hearing none, he asked for a motion to approve.

Moved by Masterson and seconded by Cipriano to approve the minutes dated November 20, 2014.

Chairman Kimble asked the Secretary to call the roll.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

REPORTS:

Chairman Kimble asked if there were any reports to come before the Board this evening from Board of Flood and Drainage Control.

Member Cipriano responded no.

OTHER REPORTS AND CORRESPONDENCE:

Chairman Kimble asked if there were any other reports or correspondence. Hearing none, he moved the meeting on to the public hearings and asked the Clerk to read the application.

PUBLIC HEARINGS:

APPLICANT: Dr. Carol Novak, North Ridgeville Eye Care, 35581 Center Ridge Road

OWNER: Wayne Heritage, 4032 Shelley Drive, North Olmsted, OH 44070

REQUEST: Determination and approval of the proposed use to be of the same character as permitted uses in an I-2 Zoning District; and a variance to allow 10 parking spaces where 14 parking spaces are required.

LOCATION: 33480 Liberty Parkway in an I-2 District

Permanent parcel number: 07-00-008-721-003

Application was read along with comments received from Chief Building Official Fursdon.

Chairman Kimble asked for the representative to state their name and address for the record.

Dr. Carol Novak, residing at 463 Devonshire Court, Bay Village, business location at 35581 Center Ridge Road was sworn in.

Chairman Kimble asked if a brief explanation could be provided the board.

Dr. Carol Novak provided a statement for the file and handed a printed statement to each member. She read from that statement which provided a brief background of why she was looking for a new location, the problems she has had to face in looking for a new location and a brief summary of what her operations has been in the past and what she expects in the future at this new location. Her current location only has six parking spaces and they never have more than three cars in that location at one time. She has spoken to the neighbors of this facility in question and they have no problems with her occupying the condo.

Chairman Kimble stated that before he opens the floor for comments and questions from the Board, he addressed member DeVries and stated that he would like to make a statement.

Member DeVries stated that in honest and fairness, he will be abstaining from these proceedings to avoid any type of conflict of interest.

Chairman Kimble went on to state that he has been by the property and is familiar with the location. He stated that it does seem that it would be a great fit for that business back there. He stated that the ordinance is in place for parking and he does understand why it is there, but as everyone knows and the representative has said this herself, that she operates a low volume business. He stated that the bank is right next to her current facility and he does agree that the parking spots for her business are never completely full. He stated that he didn't see any issue as

far as parking would be concerned. He thanked Dr. Novak for wanting to stay in North Ridgeville. He opened the floor for comments and questions from the Board members.

Member Masterson addressed Chief Building Official and asked if this location was in an I-2 area.

Chief Building Official Fursdon stated yes.

Member Masterson asked if it would have a higher requirement for parking than a B-3 Zoning district would.

Chief Building Official Fursdon stated no.

Member Masterson stated that she has been by the business and it does look very lovely. She stated that she has never seen more than four cars in the parking lot. She stated that the representative is relocating within the City which will help the city stay progressive. She stated that this is a very reasonable application.

Chairman Kimble opened the floor to the audience for questions or comments.

Councilwoman Butkowski stated that she believes that the Board should approve this application as the representative has stated, she doesn't fill up the parking spaces she currently has at her facility let alone have to be required to have more. She stated that she has been in her office and there is usually no one waiting like there is in other doctor's offices. There is really no reason for her to have to have those additional parking spaces. She doesn't see why parking would be a concern and she feels that it is really great that she can move into some place that needs someone and that we can keep businesses here in North Ridgeville.

Chairman Kimble stated that it seems to be a perfect fit in his eyes.

Councilwoman Butkowski stated that it seems that way to her too.

Chairman Kimble asked if there were no other questions or comments, he entertained a motion.

It was moved by Cipriano and seconded by Masterson to approve the proposed use as the same character as the permitted uses in an I-2 Zoning and the variance to allow 10 parking spaces where 14 parking spaces are required.

Chairman Kimble asked the Clerk to call the roll.

Yes, 3 No, 0 Abstain, 1 (DeVries)

The motion was approved by a vote of three yes, zero no and one abstention.

OTHER BUSINESS:

ADJOURNMENT:

It was moved by Chairman Kimble to adjourn the meeting.
MOTION CARRIED

Meeting adjourned at 7:12 P.M.



Chairman



Secretary

February 26, 2015
Date