



SPECIAL MEETING - COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Meeting Minutes
4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, September 6, 2023 – 6:30 p.m.

Meeting Called to Order by: Mr. Roberto at 6:30 p.m.

Pledge of Allegiance: Led by: Mr. Roberto.

The Explanation of Procedures was presented by: Mr. Roberto.

Roll Call: Mr. Bartolt – aye, – Mr. Schupp – aye, Mr. Sidow – aye, Mr. Roberto – aye.

Present as Staff was: Mr. David J. Peters.

Mr. Thiemann was also present as an alternate and was seated to the Board in place of Mr. Bartolt.

Swearing In: Mr. Roberto swore in the appellants, attorneys, and all speakers in the cases.

Hearing of Appeals:

BZA2023-11	The property owner is requesting variances to allow for an preexisting, unpermitted parking lot to be allowed in a residential neighborhood.
Location:	4629 Raeann Dr.
Applicant:	Patrick Quante
Property Owner:	Patrick Quante

Mr. Roberto introduced the case.

Presentation was provided by Staff. Staff noted that the parking lot was preexisting, that it was in a residential neighborhood, that the applicant allowed staff to go onto his property and take photos, and that a variance at this location would stay with the property in perpetuity.

Staff described the relevant Colerain Township Zoning Resolution Articles, Sections, and definitions. Staff outlined the criteria for zoning variances as stated in the Colerain Township Zoning Resolution and the Duncan Factors.

Staff's Recommendation was for: **DENIAL** of the requested variances.



This Concluded Staff's Presentation.

APPLICANT PRESENTATION:

The applicant, Patrick Quante, 4629 Raeann Dr., gave a presentation.

Mr. Roberto asked if anyone was present to speak in favor, or in opposition.

Ben Brabander, 4598 Raeann Dr., spoke in favor.

Mike Krutkamp 4532 Raeann Dr., spoke in favor.

The applicant, Patrick Quante, 4629 Raeann Dr., stepped forward and answered a question posed by Mr. Schupp.

No additional statements were made in favor.

No statements were made in opposition.

Mr. Bartolt made a motion to close the public portion; Mr. Schupp seconded the motion.

Roll Call: Mr. Bartolt – aye, – Mr. Schupp – aye, Mr. Sidow – aye, - Mr. Thiemann – aye – Mr. Roberto – aye.

Motion to close the public portion passed unanimously.

The Board asked questions of staff and the applicant.

The applicant, Patrick Quante, 4629 Raeann Dr., was questioned and provided answers to the board's questions.

Mr. Bartolt made a motion to deny BZA2023-11. Mr. Schupp seconded.

Mr. Roberto asked if any Board members had any discussion on the matter. Hearing no requests for discussion, Mr. Roberto asked for a Roll Call vote.

Roll Call: Mr. Bartolt – aye, – Mr. Schupp – aye, Mr. Sidow – aye, - Mr. Thiemann – aye – Mr. Roberto – aye.

BZA2023-11 –Request for the variances was DENIED.

COLERAIN

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BZA2023-12

The property owner is requesting variances to allow for a commercial kennel to be added to her dog grooming business.

Location: 6200 Colerain Av.

Applicant: R'Nesa Hardman

Property Owner: R'Nesa Hardman

Mr. Roberto introduced the case.

Presentation was provided by Staff. Staff noted that the business to groom dogs had been recently approved. The noise level was likely to be the main complaint and staff notes that measures can be taken to rectify this matter.

Staff described the relevant Colerain Township Zoning Resolution Articles, Sections, and definitions. Staff outlined the criteria for zoning variances as stated in the Colerain Township Zoning Resolution and the Duncan Factors.

Staff's Recommendation was for: **APPROVAL** of the requested variances with the condition that the Board of Zoning Appeals comes up with a sound barrier requirement that will help keep the disturbance of dog barking at a minimum.

This Concluded Staff's Presentation.

APPLICANT PRESENTATION:

The applicant, R'Nesa Hardman, 6200 Colerain Av., gave a presentation.

Mr. Roberto asked if anyone was present to speak in favor, or in opposition.

Stephanie Wright, 3729 Blue Rock Rd., spoke in opposition.

John Wurrick, 7644 Weathersfield in West Chester, OH, spoke in favor.

Stephanie Wright, 3729 Blue Rock Rd., spoke again in opposition.

No additional statements were made in favor.

No additional statements were made in opposition.

Mr. Bartolt made a motion to close the public portion; Mr. Schupp seconded the motion.

Roll Call: Mr. Bartolt – aye, – Mr. Schupp – aye, Mr. Sidow – aye, - Mr. Thiemann – aye – Mr. Roberto – aye.

Motion to close the public portion passed unanimously.



The Board asked questions of staff and the applicant.

The applicant, R’Nesa Hardman, 6200 Colerain Av., was questioned and provided answers to the board’s questions.

Mr. Bartolt made a motion to approve BZA2023-12, with the following conditions:

1. 6’ high solid privacy fence.
2. Maximum of 20 dogs for overnight stay in the kennel building.

No second was heard.

Mr. Sidow made a motion to approve BZA2023-12, with the following conditions:

1. 6’ high solid privacy fence.
2. Maximum of 20 dogs for overnight stay in the kennel building.
3. Noise cancelling material to be installed in the kennel building.

Mr. Schupp seconded the motion.

Roll Call: Mr. Bartolt – aye, – Mr. Schupp – aye, Mr. Sidow – aye, - Mr. Thiemann – aye – Mr. Roberto – aye.

Mr. Roberto asked if any Board members had any discussion on the matter. Hearing no requests for discussion, Mr. Roberto asked for a Roll Call vote.

Roll Call: Mr. Bartolt – aye, – Mr. Schupp – aye, Mr. Sidow – aye, - Mr. Thiemann – aye – Mr. Roberto – aye.

BZA2023-12 –Request for the variances was APPROVED with the following conditions:

1. 6’ high solid privacy fence.
2. Maximum of 20 dogs for overnight stay in the kennel building.
3. Noise cancelling material to be installed in the kennel building.

Adjournment:

A motion was made by Mr. Sidow, and seconded by Mr. Schupp, to adjourn the meeting at approximately 7:27 P.M.

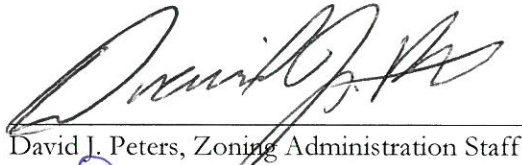
Roll Call: Mr. Bartolt – aye, – Mr. Schupp – aye, Mr. Sidow – aye, - Mr. Thiemann – aye – Mr. Roberto – aye.

Meeting adjourned.

COLERAIN

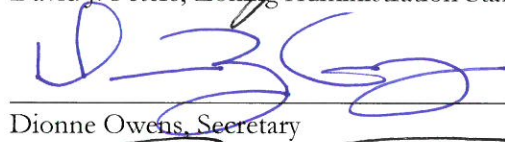
TOWNSHIP - OHIO

Respectfully Submitted:



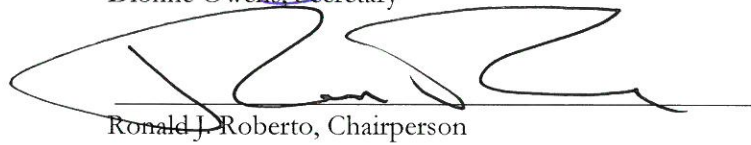
David J. Peters, Zoning Administration Staff

Secretary:



Dionne Owens, Secretary

Accepted by:



Ronald J. Roberto, Chairperson