



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Meeting Minutes

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, March 29th, 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: Ms. Owens – aye; Mr. Bartolt – aye, – Mr. Schupp – aye, Mr. Sidow – aye,
Mr. Roberto – aye.

Present as Staff was: Mr. Stephen Springsteen and Mr. Jarrod Alig.

Mr. DeMoss was also present as an alternate.

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

Hearing of Appeals:

BZA2023-02 The property owner is requesting a variance to §10.3.1 (F), §10.3.1 (M) and §10.3.2 (A) from the Colerain Township Zoning Resolution.

Location: 6495 Springdale Road.

Applicant: Allen and Janet Cobbs.

Property Owner: Allen and Janet Cobbs.

Mr. Roberto introduced the case.

Mr. Schupp recused himself from the case; Mr. DeMoss was seated to hear the case in place of Mr. Schupp.

Presentation was provided by Staff. Staff noted the current zoning, topography, and surrounding conditions. Staff displayed the site plan and described the reasons for the variances being sought based upon the proposed site plan.

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.



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

This Concluded Staff's Presentation.

APPLICANT PRESENTATION:

The applicants, Allen and Kyle Cobbs, 6495 Springdale Road, Cincinnati, Ohio 45251, gave a presentation.

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

The following people spoke in opposition of the requested variances:

Pat Albrinck, 6455 Springdale Road
Kathy and David Draginoff, 6487 Springdale Road
Larry Metz, 6567 Springdale Road
Chris Edelen, 6530 Springdale Road

Mr. Roberto asked if anyone else was present to speak in favor, or in opposition. Mr. Bartolt made a motion to close the public portion; Mr. Sidow seconded the motion.

Roll Call: Ms. Owens – aye; Mr. Bartolt – aye, Mr. DeMoss – aye,
Mr. Sidow – aye, Mr. Roberto – aye

Motion to close the public portion passed unanimously.

The Board asked questions of staff and the applicant.

Mr. Bartolt made a motion to deny BZA2023-02; Mr. Sidow 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: Ms. Owens – aye; Mr. Bartolt – aye, Mr. DeMoss – aye, Mr. Sidow – aye,
Mr. Roberto – nay

BZA2023-02 –Request for the variances to §10.3.1 (F), §10.3.1 (M) and §10.3.2 (A) was DENIED 4-1.

Mr. Schupp returned to his seat to hear the next case.

BZA2023-03 The applicant who is representing the property owner, is requesting
an expansion of a nonconforming use.
Location: 7200 Colerain Avenue.

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Applicant: John Kallenberger.
Property Owner: Frank Motz Auto Body Inc.

Mr. Roberto introduced the case.

Presentation was provided by Staff. Staff noted the current zoning, topography, and surrounding conditions. Staff displayed the site plan and described the reason the expansion of the nonconforming use was being sought based upon the proposed site plan.

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 expansion of a nonconforming use with the following conditions:

1. The lots in common ownership be consolidated to one parcel;
2. The residential building located at 2970 Banning Road be allowed as an accessory residential dwelling unit per §10.2.4 (A) (1) (c);
3. The Off-Premise sign be removed from the property at the conclusion of the current advertising contract;
4. The approval of the requested variances by the Colerain Township Board of Zoning Appeals will become null and void in one year of the effective date of approval unless the required applications for all necessary zoning certificates have been received by the Development Department.

This Concluded Staff's Presentation.

APPLICANT PRESENTATION:

The applicant, John Kallenberger, 7638 Morrow Rossburg Rd, Morrow, OH 45152, gave a presentation.

Mr. Roberto asked if anyone else was present to speak in favor, or in opposition. Mr. Bartolt made a motion to close the public portion; Ms. Owens seconded the motion.

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

Motion to close the public portion passed unanimously.

The Board asked questions of staff and the applicant.

Mr. Sidow made a motion to approve BZA2023-03 with the conditions as presented by staff; Mr. Bartolt seconded.



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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: Ms. Owens – aye; Mr. Bartolt – aye, Mr. Schupp – aye, Mr. Sidow – aye, Mr. Roberto – aye

BZA2023-02 –Request for the expansion of a nonconforming use
APPROVED 5-0.

Approval of the Minutes:

February 22nd, 2023, Minutes:

Mr. Roberto asked a motion to be made to approve the minutes from February 22nd, 2023.

Mr. Bartolt made a motion to approve the minutes from February 22nd, 2023, seconded by Mr. Schupp.

Mr. Roberto requested a Roll Call vote.

Roll Call: Ms. Owens – aye; Mr. Bartolt – aye, Mr. Schupp – aye, Mr. Wilson – aye, Mr. Roberto – aye

Administrative Matters:

Mr. Springsteen shared that staff had prepared amendments to the BZA By Laws for the Board to review.

Mr. Bartolt made a motion to amend the BZA By Laws as staff had prepared, Mr. Schupp seconded.

Mr. Roberto requested a Roll Call vote.

Roll Call: Ms. Owens – aye; Mr. Bartolt – aye, Mr. Schupp – aye, Mr. Wilson – aye, Mr. Roberto – aye

Adjournment:



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A motion was made by Mr. Schupp, and seconded by Ms. Owens, to adjourn the meeting at approximately 7:40 P.M.

Roll Call: Ms. Owens – aye; Mr. Bartolt – aye, Mr. Schupp – aye,
Mr. Wilson – aye, Mr. Roberto – aye

Meeting adjourned.



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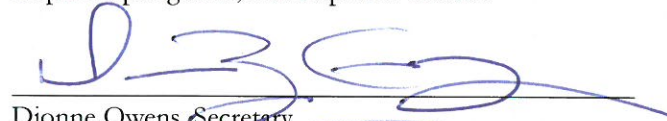
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Respectfully Submitted:



Stephen Springsteen, Development Officer

Secretary:



Dionne Owens, Secretary

Accepted by:



Ronald J. Roberto, Chairperson

