

Meeting Minutes – Olmsted Township Board of Zoning Appeals

Attendees: Mr. Cole, Mr. White, Mr. McElroy, Mr. Patay

Date: June 18, 2014

The meeting was called to order at 7:00 PM on June 18, 2014.

Pledge of Allegiance

Old Business:

None

New Business:

Application No. 2014395 – David Helms 26990 Glenside Lane

Use Variance for an emergency generator

David Helms was sworn in by Chairman McElroy.

Mr. Helms: Recent storms and the aging power grid has caused flooding.

McElroy: What development do you live in?

Mr. Helms: Villages of Lakeside. The basement has flooded 4 times. When we are at work we wonder if the power is out.

Mr. Helms: Presented information on decibel levels of household appliances

Mr. Patay: What type of generator is proposed?

Mr. Helms: 1400 Generac generator. It is quieter than most household appliances, it comes on once a week for twelve minutes.

Mr. McElroy: Back right 2 feet off the property line? What type of fence is on the property?

Mr. Helms: Board on Board it will be behind the fence, it won't be seen. It is 11 feet from the property line.

Mr. McElroy: What part of the neighbor's house faces the generator?

Mr. Helms: The family room and garage.

Mr. McElroy: Any questions?

Mr. White: Is neighbor offset 11 feet as well?

Mr. Helms: I believe it is. It's probably further 15-16 feet.

Mr. White: Moved to approve the application as submitted

Mr. Cole: Second

Roll: Mr. Patay, Aye. Mr. White, Aye. Mr. Cole, Aye, Mr. McElroy, Aye.

Mr. McElroy: Please coordinate with the Building Department for the necessary permits.

Application No. 20140386 Bob Hyneman 27177 Watkin Road

Use Variance for an accessory generator

Mr. Hyneman was sworn in by Chairman McElroy

Mr. Hyneman: I would like to install a Generac 1400 generator. It will be on the left side of the house, the garage side of my neighbor.

Mr. Cole: Behind the fence?

Mr. Hyneman: No it will be in front of the fence.

Mr. Cole: Are there any windows on that side.

Mr. Hyneman: Yes, behind the garage.

Mr. Hyneman: Yes. My neighbor on the opposite side sent in a letter of support.

Mr. McElroy: On the generator side

Mr. Hyneman: No other side. The neighbor o the generator side didn't care.

Mr. McElroy: The generator is a 1400 Generac?

Mr. Hyneman: Yes

Mr. McElroy: Is the Generator on the same side as the HVAC unit?

Mr. Hyneman: No, it is on the opposite side.

Mr. McElroy: Any questions?

Mr. McElroy: At this time I'll entertain a motion.

Mr. Cole: I make a motion to approve application 20140386 as submitted.

Mr. White: Second

Roll: Mr. Patay, Aye. Mr. Cole, Aye. Mr. White, Aye. Mr. McElroy, Aye.

Mr. McElroy: Please coordinate with the building department for the necessary permits.

Application No. 20140400 Christopher Celesky 27103 Waterside Dr.

Use Variance for an accessory generator

Mr. Celesky was sworn in by Chairman McElroy.

Mr. McElroy: State your case, please.

Mr. Celesky: I am installing a Generac 1400 generator. It will be located 10 feet from the property line to the house on my neighbor's garage side.

Mr. McElroy: Is the property fenced?

Mr. Celesky: Yes, an open wood fence.

Mr. McElroy: Is the A/C on this side of the house

Mr. Celesky: No the other side.

Mr. McElroy: Closest to gas and electrical

Mr. Celesky: Yes.

Mr. Patay: Will it be behind the fence.

Mr. Celesky: No.

Mr. McElroy: I have nothing else

Mr. McElroy: I'll entertain a motion.

Mr. Patay: I'll make a motion to approve application 20140400 as submitted.

Mr. White: Second

Roll: Mr. Patay, Aye. Mr. Cole, Aye. Mr. White, Abstain. Mr. McElroy, Aye.

Approval of Minutes

Mr. Patay: I'll make a motion to approve the minutes of May 21, 2014.

Mr. Cole: Second.

Roll: Mr. Cole, Aye. Mr. White, Aye. Mr. McElroy, Aye. Mr. Patay, Aye.

Mr. White: I'll make a motion to approve the minutes of April 16, 2014

Mr. Cole: Second.

Roll: Mr. Cole, Aye. Mr. White, Aye, Mr. Patay, abstain. Mr. McElroy, Aye.

Audience: I have a question regarding variances for generators.

Mr. McReynolds: I am looking to obtain an attorney to handle the code writing.

Audience: How long would the process take?

Mr. McReynolds: The process could take months.

Mr. McElroy: Adjournment

Zoning



A handwritten signature in blue ink, reading "Thomas Cole", is written over a horizontal line.

Mr. Brian McElroy, Chairman

Thomas Cole