

Port Clinton City Council
Laws, Rules, and Ordinances Committee
for Tuesday, November 22, 2016, 6:30 p.m.
Meeting Notes

Call to Order: 6:30 p.m., City Hall Conference room

In attendance: Councilmen Beth Gillman and Jerry Tarolli, and Margaret Phillips, chairman
Also attending: Police Chief Rob Hickman

Action and/or Discussion:

The notes include annotations by Mrs. Gillman regarding zoning variances:

A. The L.R.O. will be looking into current zoning variances in residential areas.

1. Port Clinton's Ordinance:

1121.05 GENERAL PURPOSE.

This Zoning Ordinance is enacted for the purpose of promoting the public health, peace, safety, morals, comfort, convenience and general welfare; to conserve and protect property and property values; to secure the most appropriate use of land; to facilitate adequate and economical provisions for public improvements; to lessen danger and congestion of transportation facilities; and to avoid an undue concentration of population.

(Ord. 18-90. Passed 6-26-90.)

2. "variances" don't always appear on any zoning maps.

For instance, currently a house is for sale (538 W Fremont) listed as commercial, I don't see that from the auditor's site, and zoning map shows R3:

Zoned r3 (c) Medium High Density Residential District (R-3) is to promote the orderly development of medium high density single and two-family residential uses.

<http://www.portclinton.com/files/Download/PC%20Zoning%20dual%20zone%20map.pdf>

3. Review Chapter 1129 deals with Zoning Board, and chapter 1129.03 variances

Can variances be overturned or is there a limitation on how long they exist?

Do the variances impact how the owner pays taxes?

Do city laws apply to properties with variances?

1327.02

1327.04

1327.13

We discussed zoning variances, and if there is a variance can zoning laws be applied? In particular is a property in Ward 1 that residents have expressed concern over. The property houses semi-trailers, that Chief Hickman advised us were "storage" facilities just as a shed

would be on property. The cement piles are “fill”, to raise the ground level. We received two case numbers and Mrs. Gillman will look into those, regarding the actual variance on these properties in Ward 1. Court cases have been brought against the property owner in the past but the City has lost those.

Unfortunately, according to Chief Hickman, this property owner is justified in using this property as he is.

Meeting adjourned at 7:00 p.m. on a motion by Jerry Tarolli, with a second by Beth Gillman, and 3-0 vote.

Next Month's meeting: →Tuesday, December 22, 2016, 6:30 p.m., City Hall Committee Room