

NOVEMBER 6, 2017
MINUTES OF SPECIAL COUNCIL MEETING
PARMA CITY HALL COUNCIL CHAMBERS
6:07 P.M.

The Special Council Meeting was called to order by President of Council Sean P. Brennan presiding.

COUNCIL MEMBERS PRESENT:

ALLAN DIVIS
DEBORAH LIME
LARRY NAPOLI
KRISTIN L. SABAN
BRIAN BROCHETTI
MARK CASSELBERRY
JEFFREY CROSSMAN

COUNCIL MEMBERS EXCUSED:

VITO DIPIERRO
DENNIS M. KISH

Mr. Ramser – Mr. President, the Roll of Council has been called, and I find a quorum of Council Members present. The following officials and department heads were also present: Mayor Timothy DeGeeter, Law Director Timothy Dobeck, Auditor Brian Day, Treasurer Tom Mastroianni, Public Work Coordinator Jack Sparks, Safety Director Tom Weinreich, Communications and Community Relations Director Jeannie Roberts, Director of Human Resources Renee Guy and Clerk of Council Kenneth A. Ramser.

NOTICE OF SPECIAL MEETING OF COUNCIL

The State of Ohio)
Cuyahoga County) ss: Clerk of Council Kenneth A. Ramser; Greetings
City of Parma)

WHEREAS, it appears that the public business of this City requires that the Council meet in Special Session to consider such business as may come before it, and,
WHEREAS, I have convened and do hereby convene said City Council to meet in Special Session on the 6th Day of November, 2017, immediately following the Public Hearing which is scheduled for 6 P.M., Eastern Standard Time, at the Council Chamber in said City to consider such matters as may come before it as fully and completely as might be done in regular session of said Council:

The following proposed Variances will be read into the record and referred to the Planning Committee.

- Proposal to Vary for the Applicant Ronald Borchert of Borchert's Enclosure Systems, Inc., for the property at 3323 West Ridgewood Drive. The request is to build a new covered patio extension.
- Proposal to Vary for the applicants Matthew & Elizabeth Finley, 7920 Parmenter Drive. The proposal is to build a deck into sideyard.
- Proposal to Vary for the applicant John D'Amico of The Great Garage Company for the property at 6011 Forest Avenue. The request is to build a new detached garage.

You are therefore commanded to summon: Mayor Timothy DeGeeter, Auditor Brian Day, Law Director Timothy Dobeck, Treasurer Thomas Mastroianni, Council President Sean P. Brennan, Brian Brochetti, Mark Casselberry, Jeffrey Crossman, Vito Dipierro, Allan Divis, Dennis M. Kish, Deborah Lime, Larry Napoli, Kristin L. Saban, and Kenneth A. Ramser, Clerk of said Council, to meet in Special Session as aforesaid for the purposes aforesaid.

Hereof fail not and have you then and there this Writ, with your return thereon in what manner you have executed the same.

/seal/

In testimony whereof, I have hereunto set my hand and caused the corporate seal of said City to be hereunto affixed, this 3rd Day of November, 2017

/s/ Sean P. Brennan
City of Parma PRESIDENT SEAN P. BRENNAN

**CERTIFICATE OF SERVICE
NOTICE OF SPECIAL MEETING OF COUNCIL**

I, Lisa Beeble, Chief Deputy Clerk of the City of Parma, Ohio, do hereby certify that on November 3, 2017, I received the notices of a Special Public Housing Meeting of Council, a copy of which is attached hereto, and that in accordance with the instructions given to me, I have served each person named in the notice with the notice by Electronic Mail (e-mail) with the notice on November 3, 2017, at 1:00 PM, which date and time is more than twelve hours prior to the time of the Special Meeting.

Signed Lisa Beeble
Lisa Beeble
City of Parma, Ohio.

DISPENSE WITH THE REGULAR ORDER OF BUSINESS

Motion made by Councilwoman Lime seconded by Councilman Casselberry to dispense with the regular order of business and to waive the Rules of Council, at this time, in order to hold this special Council Meeting. Motion carried.

Mr. Ramser – Read the following Variances into the record:

The Parma Board of Zoning Appeals met on Tuesday, October 17, 2017 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Ronald Borchert of Borchert's Enclosure Systems, Inc. Property at 3323 W. Ridgewood Dr. PPN 451-02-028.

After discussion Mr. Ziefle made the following recommendation:

"I make a motion to recommend to the City of Parma Council members to GRANT to Ronald Borchert of Borchert's Enclosure Systems, Inc., 13566 Ridge Rd., North Royalton, OH 44133 who has requested an "AREA" variance of the City of Parma Codified Ordinances of Section 1153.03 (a) – SINGLE FAMILY HOUSE DISTRICTS – ACCESSORY USES AND BUILDINGS. The request is to build a new covered patio extension of 14' x 22' (308 sq. ft. in area) on the existing garage of 22' x 22' (484 sq. ft.) for the homeowner David Blaha at 3323 West Ridgewood Dr. Maximum size of garage permitted on lot size of 7,000 sq. ft. in area is 683 sq. ft. This variance would result in allowing 109 more sq. ft. than permitted by Code. The PPN is 451-02-028. Also included are the Engineer's comments of Sept. 7, 2017

1. The applicant is proposing a covered patio addition on the back of the garage. It is proposed to be 14' x 22' in size and cover the existing concrete pad behind the garage.
2. The city zoning code permits a 683 sq. ft. garage for this size parcel. The applicant is asking for 109 additional sq. ft. of space.
3. The Engineering Department supports this request as the 109 sq. ft. is really more of a recreation space than a garage and it should not look out of character with the neighborhood because it is to be construction of material consistent with that of a covered porch or pavilion.

By granting this application the characteristic of the neighborhood would not be substantially altered with granting this variance the zoning and building requirements would be observed. Mr. Mastrobuono second the motion.

Mr. Ziefle, Mr. Yurkiw, Mr. Mastrobuono and Mr. O'Connor voted yes.

Also be it noted that a variance(s) once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variance was granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variance(s) will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variance was granted.

Mr. Brennan – Said Variance will be referred to the Planning Committee.

 The Parma Board of Zoning Appeals met on Tuesday, October 17, 2017 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Matthew & Elizabeth Finley, 7920 Parmenter Dr. PPN 449-16-004.

After discussion Mr. Mastrobuono made the following recommendation:

"I make a motion to recommend to the City of Parma Council members to GRANT Matthew & Elizabeth Finley, 7920 Parmenter Dr., 44129 who has requested an "AREA" variance of the City of Parma Codified Ordinances of Section 1193.02 – SIDE YARDS-SINGLE OR TWO-FAMILY HOUSE DISTRICTS. The proposal is to build a deck into side yard with 0' from property line for the homeowners Matthew & Elizabeth Finley at 7920 Parmenter Dr. In a Single Family House Districts, the interior side yard shall be not less than 3' at any point of a lot of less than 60' in width. This variance would result in 3' less of interior side yard on lot less than 60' in width. The PPN is 449-16-004. Also including the Engineer's comments dated Sept. 7, 2017:

1. The Applicant is requesting a variance to allow a wooden deck extended to their fence which is approximately the property line.
2. The Applicant was asked by the Building Department to obtain a variance at the time of inspection after the plans were approved.
3. Most important – the Engineering Department supports the granting of the variance but must stipulate that no structures such as walls, coverings, enclosures or placed in a hot tub are permitted on the deck. Any structures will require additional work to comply with the Residential Code of Ohio. The condition is strongly recommended to be included in any granting of this variance. So any stipulation has to carry that stipulation in order to comply with the Building Department.

The essential character of the neighborhood would not be substantially altered and the spirit and intent of the zoning requirement would be observed."

Mr. Ziefle second the motion. Mr. Ziefle, Mr. Mastrobuono, Mr. Yurkiw and Mr. O'Connor voted yes.

Also be it noted that a variance(s) once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variance was granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variance(s) will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variance was granted.

Mr. Brennan – Said Variance will be referred to the Planning Committee.

The Parma Board of Zoning Appeals met on Tuesday, October 17, 2017 and PROPOSED TO VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT John D'Amico for property owners Chris & Frances Knebusch, 6011 Forest Ave. PPN 443-10-028.

After discussion Mr. Ziefle made the following recommendation:

"I make a motion to recommend to the City of Parma Council members to GRANT John D'Amico of The Great Garage Company, 8550 Wallings Rd., North Royalton, OH 44133 who has requested an "AREA" variance of the City of Parma Codified Ordinances of Section 1153.03 (a) – SINGLE-FAMILY HOUSE DISTRICTS – ACCESSORY USES AND BUILDINGS. The proposal is to build a new detached garage for the homeowners Chris & Frances Knebusch at 6011 Forest Avenue of 22' x 26' or 572 sq. ft. in area on parcel of 4,800 sq. ft. Maximum size of garage permitted on lot size of 40' x 120' (4,800 sq. ft. lot area) is 500 sq. ft. This variance would result in allowing to build garage 72 more sq. ft. in area for detached garage on lot size of 4,800 sq. ft. The PPN is 443-10-028. Also including the Engineer's comments dated Sept. 7, 2017:

1. The Applicant is proposing to construct a 22' x 26' garage. The original garage was previously demolished.
2. The city zoning code permits a 500 sq. ft. garage for this size parcel. The applicant is asking for 72 additional sq. ft. of space.
3. The Engineering Department supports this request as the 72 sq. ft. is de minimis to the overall total sq. ft. of garage size allowed by Code and the garage will not look out of character with the neighborhood.

By granting this variance the character of the neighborhood would not be substantially altered. By granting this variance the intent of the zoning and building requirements would be observed."

Mr. Mastrobuono second the motion. Mr. Ziefle, Mr. Yurkiw, Mr. Mastrobuono and Mr. O'Connor voted yes.

Also be it noted that a variance(s) once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variance was granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variance(s) will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variance was granted.

Mr. Brennan – Said Variance will be referred to the Planning Committee.

REPORT ON ABSENT OFFICIALS

Motion made by Councilman Napoli seconded by Councilman Divis to excuse Council Members Dipierro and Kish from said meeting. Motion carried.

ADJOURNMENT

Motion made by Councilman Casselberry seconded by Councilman Napoli to adjourns aid meeting at 6:17 P.M. Motion carried.

CERTIFICATION

I, Kenneth A. Ramser, Clerk of Council for the City of Parma, Ohio, do hereby certify the above to be a true and correct copy of the Minutes from the Special Council Meeting held on Monday, November 6, 2017.

/s/ Kenneth A. Ramser
KENNETH A. RAMSER
CLERK OF COUNCIL

/s/ Sean P. Brennan
SEAN P. BRENNAN
PRESIDENT OF COUNCIL