



Zoning Committee Meeting

Tuesday, January 29, 2019 @ 7pm

Committee Members Present:

Gail Griffin, Amy Richter, David Voss & Chairperson RaeJean Hardig

Council Members Present:

Alana Turner, Kathleen Zech

Officials of Cheviot:

Safety Service Director Tom Braun and Caroline Statkus, Economic Development Director

Citizens of Cheviot:

Debbie Slaughter, Brian Smyth, Kerry Smyth

Purpose of Meeting:

To discuss the option of an Overlay Zone District in Zone B; review process of notifying business owners to remove abandoned signs; and the selling of municipal owned property in the City of Cheviot.

Meeting was called to order by Chairperson RaeJean Hardig at 7:05pm. RaeJean Hardig gave a brief description of current events leading to the option of the Overlay Zone District. Cheviot does not have ordinances and/or guidelines on rebuilding in the business district particular Zone B which is the main corridor on Harrison Ave to Lovell, the "traditional business district". Currently, there are several buildings for sale in Zone B which was provided by Caroline Statkus. She also provided an example of the Family Dollar Store where the owners bought and tore down existing buildings to build a new building with parking. She noted that windows are not placed on the business side and the building does not sit up to the sidewalk.

To do an overlay zone district as proposed by Caroline Statkus, City of Cheviot will need to place a moratorium to prohibit rebuilding while regulations are finalized. The committee was divided on whether or not an emergency moratorium will need to be placed. The committee will meet again to continue discussions regarding the moratorium, legal implementations and the need and cost for a six month planning session.

The next agenda item is the notification of owners to remove abandoned signs. We discussed the option to mimic the Maintenance Department when notifying owners. The Law Director Kimberlee Erdman-Rohr will follow-up with the committee to review notification process, fines and other options when owners fail to follow ordinances.

The third agenda item discussed is the selling of City property. Siebel has approached the City of Cheviot to purchase land for a ramp next to their property. Tom Braun presented blueprints for the committee to review. The Law Director Kimberlee Erdman-Rohr will need to inform the committee of the proper bidding procedures for the sale. Committee will meet to continue discussion on value.

Respectfully submitted,
RaeJean Hardig, Chairperson

Gail Griffin

Amy Richter

David W. Voss
David Voss