

Description	Northwood Board of Zoning Appeals – Regular Meeting		
Date	August 9, 2016	Location	Council Chambers
Time	Heading	Record of Proceedings for Northwood Board of Zoning Appeals Meeting of August 9, 2016	
	Call to Order:	The regular meeting of the Northwood Board of Zoning Appeals was called to order by Tim Schmidlin on Tuesday, August 9, 2016 at 7:00 p.m. in the Council Chambers of the Northwood Municipal Building.	
	Roll Call:	<p>The roll was called by Bob Anderson.</p> <p>Those in attendance were: Chairman Tim Schmidlin, Bill Melnyk, Rick Radocy, Renee Jardy, Vicky Pierce, Jim Intagliata and Bob Anderson</p> <p>Kimberly Vaculik was absent</p>	
	Minutes for Approval:	<p>Motion to approve the minutes from July 12, 2016.</p> <p>Motion made by Mr. Radocy, Second by Ms. Pierce: All in favor. (Ms. Jardy Abstained)</p> <p>Motion Passed</p>	
	Zoning Appeals Case:		
	Case No. 0631:	<p><u>Case No. 0631: John McNerney, 6966 McNerney Rd., Northwood, Ohio is requesting a variance on the 200 year detention requirement on the existing park’s regional detention pond for new development at the industrial park. The existing pond was designed for a 25 year storm. N.C.O. 1250.17</u></p> <p>John McNerney came to speak on behalf of this request along with Glenn Grisdale of Reveille in Bowling Green, Ohio.</p> <p>The City Engineer reviewed his request and had the following comments:</p> <p>We have reviewed the variance request by the owner to</p>	

allow the remaining undeveloped sites in the Wales Road Industrial Community to use the previous City of Northwood 25 year storm detention requirements. We believe the new 200 year storm detention requirements is a hardship for this development because of the follow reasons:

1. The City of Northwood approved all the area in this industrial subdivision using the 25 year detention requirement in 1976. This approval includes the undeveloped sites that still exist. Furthermore, there has been no reports of flooding that has caused damage to any of the existing buildings in the industrial subdivision.

2. The industrial subdivision is approximately 75% complete with only a small area left to expand the pond. Two adjacent sites have already been developed and on the third side of the pond a new road will begin being constructed this month. The owner presently has a buyer for a large part of the remaining undeveloped area which will not leave enough room to expand the pond.

3. The City of Northwood officially changed the detention requirements in 2012 by adding Section 1250.17 to the zoning code. Since the industrial subdivision has been designed using the previous 25 year detention requirement it would be virtually impossible to retrofit the storm sewers, pond and storm pump station to accommodate the new 200 year detention requirement.

Based on the previous reasons discussed in this letter, we recommend that the Northwood Board of Zoning Appeals approve the variance request.

If you have any questions, please do not hesitate to contact our office at your earliest convenience.

Mr. Melnyk: How much more could be built?

Mr. Schmidlin: The original pond was designed for the site being built out however with the changes in the drainage plan the City now requires a bigger pond for a 200 year storm instead of a 25 year storm.

		<p>Motion made by Mr. Melnyk to approve case #0631, Second by Mr. Radocy:</p> <p>All in favor.</p> <p>Motion Passed</p>
	Board Discussion:	None.
	Adjournment:	7:10pm
	Attest:	Bob Anderson
	Approved:	Chairman – Tim Schmidlin