

BEAVERCREEK BOARD OF ZONING APPEALS
WORK SESSION, September 9, 2020, 6:00 PM

PRESENT: Mr. Althoff, Mr. Archibald, Mr. Bhatla, Mr. Porter, Ms. Rodgers

ABSENT: None

Vice Chairman Bhatla called the meeting to order followed by roll call.

Mr. Archibald MOVED to excuse Mr. Porter from the meeting, seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

Mr. Bhatla MOVED approval of the agenda, seconded by Mr. Archibald. Motion PASSED by majority voice vote.

DISCUSSION ITEMS

BZA Procedures

Stephen McHugh, Law Director, stated he was going to go over some of the general guidelines and procedures for the Board tonight. He discussed the two types of variances and said the only variances they would hear would be area variances.

Mr. Porter arrived at 6:06pm.

Mr. McHugh reviewed the seven Duncan Standards. He discussed several examples of cases and asked how the Board of Zoning Appeals thought the court ruled on the cases. There was discussion on each case between Mr. McHugh and the Board members.

Mr. McHugh explained the Board of Zoning Appeals is a quasi-judicial administrative body. He stated they are to make decisions and the City of Beavercreek is setup that if an appeal is filed it goes through City Council. Mr. McHugh said it is crucial for the Board to discuss and build a record why a case should be approved or denied based on the standards in the Zoning Code.

Mr. McHugh discussed the Ohio Sunshine Law-Public Records regarding personal emails and social media. He reviewed open meetings law, and the duty to recuse. He referred to the City of Beavercreek Zoning Code section regarding the Board of Zoning Appeals.

ADJOURNMENT

Mr. Archibald MOVED adjournment at 7:38 p.m., seconded by Mr. Porter. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk