

**CITY OF WEST CARROLLTON  
BOARD OF ZONING APPEALS  
January 9, 2020**

Members Present

Jim Folker  
Charles Gau  
Janet Myers  
Misty Potts  
Charles Bates

Staff

Greg Gaines, Director of Planning and Community Development  
Connie Lewis, Secretary

Members Absent

None

City Council Liaisons

None

The meeting was called to order at 6:30 p.m.

**APPROVAL OF AGENDA**

There was a motion by Mr. Gau and second by Ms. Myers to approve the agenda; the motion was unanimously approved.

**APPROVAL OF MINUTES**

There was a motion by Ms. Myers and second by Mr. Gau to approve the minutes of January 10, 2019 as submitted. The motion was unanimously approved.

**DECISION ITEMS**

**Election of Officers**

Ms. Myers recommended that because the BZA met only one time in 2019 that the officers remain the same in 2020. There was no objection by the board members and Ms. Myers made a motion to maintain the same officers as those of 2019. There was a second by Mr. Bates. The motion was unanimously approved for 2020 Officers as follows: Jim Folker, Chair; Charles Bates, Vice Chair; Misty Potts, Secretary.

**2020 Schedule of Meetings**

There was a motion by Mr. Bates and second by Mr. Gau to approve the 2020 Schedule of Meetings as submitted. The motion was unanimously approved.

**DISCUSSION ITEMS**

**Report by Director**

- Mr. Gaines provided an update on the Carrollton Centre and Downtown Corridor Streetscaping projects. (The PowerPoint presentation is attached to the minutes).
- Mr. Gau expressed a concern regarding the number of residents who fail to remove their trash cans from the curb after collection and suggested that an article in the City Newsletter to encourage the residents to show a little more pride in their property and the neighborhood. Mr. Gaines stated that staff will prepare an article for publication.

- Mr. Gaines provided a Memo from Code Enforcement Officer Bob Bobbitt on the Rental Registration Program to date which shows that compliance is increasing and violations are decreasing.
- Mr. Folker asked for an update on the Kettering Medical Center building planned at E. Dixie and Alex-Bell Rd. Mr. Gaines said the Economic Development Director has communicated with the president of KMH and advised that the construction will happen, but the timeline is unknown at this time.
- Ms. Myers asked for an update of the former Carrollton Plaza property at Exit 47. Mr. Gaines stated that there is some action but he is not at liberty to divulge any information.
- Mr. Gaines advised that pending Agenda items include amendments to the language regarding variances and updates to the Property Maintenance Code as well as creating a separate Nuisance Code.
- Ms. Myers asked if there had been complaints regarding the altered traffic pattern on W. Central Ave. Mr. Gaines stated that some people have not been happy with the change but that he thought that there is a plan to make some adjustments so that the merge happens sooner. He said that the goal was to slow down traffic somewhat without inconveniencing anyone, and to provide a safer and more comfortable environment. The Service Director has also advised that the project is not complete and he is looking at adjustments to make it a little less challenging.
- Mr. Gaines advised the Board that training could again be provided during 2020 if the Board had areas that they would like to have covered. Ms. Myers asked if there could be someone from the Planning & Community Development Department make a presentation regarding Code Enforcement. Mr. Gau agreed that it would be beneficial to understand the operation and methods of Code Enforcement. Mr. Gaines said he would definitely schedule the Code Enforcement staff on a meeting night when the Agenda did not have many items to decide and/or discuss. He also advised if they would like to have training on legal issues, he could arrange the attorney, Steve McHugh, to make a presentation.

**Briefing by City Council representatives.**

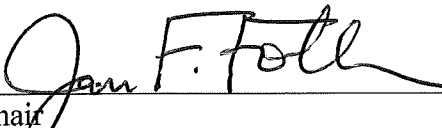
None

**Unscheduled Business**

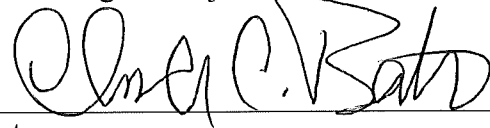
None

**ADJOURNMENT**

There being no further business, there was a motion by Ms. Potts and second by Mr. Bates to adjourn the meeting. The motion was unanimously approved and the meeting was adjourned at 7:20.

  
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Chair

Date: 7/9/2020

  
\_\_\_\_\_  
Secretary

Date: 7.9.20