

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of May 15, 2019

Brimfield Town Hall Meeting Room – 1333 Tallmadge Road, Kent, Ohio 44240

Present: Scot Etling, Vince Murdocco, Ed Shutty, Sean Phillips

Alternates: Michelle Walker

Absent: Chairman Bruce Knippenberg, Clayton Popik

Staff: Michael Hlad, Zoning Inspector and Jendy Miller, Secretary to the Board

CALL TO ORDER:

The Brimfield Township Board of Zoning Appeals meeting was called to order at 7:09 PM on Wednesday, May 15, 2019.

Roll Call:

Etling = Here

Knippenberg = Absent

Murdocco = Here

Phillips = Here

Shutty = Here

Popik = Absent

Walker = Here

MOTION#2019-30

A motion to accept the agenda as presented was made by **Vince Murdocco**. **Scot Etling** seconded his motion and all members were in favor.

MOTION#2019-31

A motion to accept the minutes as presented for the February 21, 2018 meeting was made by **Vince Murdocco**. **Scot Etling** seconded his motion and all members were in favor.

MOTION#2019-32

A motion to accept the minutes as presented for the July 18, 2018 meeting was made by **Vince Murdocco**. **Scot Etling** seconded his motion and all members were in favor.

MOTION#2019-33

A motion to accept the minutes as presented for the August 15, 2018 meeting was made by **Vince Murdocco**. **Scot Etling** seconded his motion and all members were in favor.

MOTION#2019-34

A motion to accept the minutes as presented for the October 17, 2018 meeting was made by **Scot Etling**. **Vince Murdocco** seconded his motion and all members were in favor.

MOTION#2019-35

A motion to accept the minutes as presented for the November 14, 2018 meeting was made by **Vince Murdocco**. **Scot Etling** seconded his motion and all members were in favor.

MOTION#2019-36

A motion to accept the minutes as presented for the December 19, 2018 meeting was made by **Scot Etling**. **Vince Murdocco** seconded his motion and all members were in favor.

MOTION#2019-37

A motion to accept the minutes as presented for the January 23, 2019 meeting was made by **Scot Etling**. **Vince Murdocco** seconded his motion and all members were in favor.

MOTION#2019-38

A motion to accept the minutes as presented for the February 20, 2019 meeting was made by **Scot Etling**. **Vince Murdocco** seconded his motion and all members were in favor.

APPLICATIONS:

CONDITIONAL USE APPLICATION:

Applicant: Blonder Development Corporation
Owner: H. Bruce Blonder
Address: Ranfield Road, Oakwood
Parcel: 04-042-00-00-025-004 Zoned R-1
Conditional Use Request: Subdivision, single family homes – condominiums – renewal of a previous Conditional Use Permit

Mike Hlad explained the applicant has a buyer interested in purchasing the property, however, he has not submitted much for the Police, Fire, or Zoning Departments to review. Mr. Hlad provided the applicant with a list of the submittal requirements for a Conditional Use Permit. He stated that the Police and Fire Departments are concerned with the narrowness of the lot and would like to see where the access will be. They also have questions regarding off street parking.

Applicant Bruce Blonder was present. He requested the submittal be changed to single family homes only, removing the condominium use. This change brought concerns as pertinent details were missing, the applicant intends to build a private subdivision, and there were issues with the order of approvals between the Township and Regional Planning since the type of home was changing. Mr. Blonder stated the proposed road will be 16' wide and dedicated/built to county standards, and will have a turnaround at the end. Mr. Hlad then clarified that Mr. Blonder was requesting a re-plat to take to Portage County Regional Planning; Mr. Blonder agreed.

In total, the site is 8.5 acres but 20 acres is required for a PRD (Private Residential Development). Mr. Hlad suggested he reapply for a variance on the acreage requirement for a PRD. Mr. Blonder plans to return to the next meeting requesting a variance on a PRD as this seems to be the easiest course of action for him to begin construction.

MOTION#2019-39

A motion to deny the conditional use permit was made by **Vince Murdocco**. **Scot Etling** seconded his motion and all members were in favor.

CONDITIONAL USE APPLICATION:

Applicant: Creekside at Pleasant Lakes
Owner: Pleasant Lakes of Ohio
Address: Creekside at Pleasant Lakes
Parcel: 04-021-00-00-001-086 Zoned OC
Conditional Use Request: For subdivision PRD – condominiums – renewal of a previous Conditional Use Permit

Dave Kremmel, managing member of Pleasant Lakes, was present to request a renewal of their existing Conditional Use Permit that was approved in 2006. They have changed from attached condominiums to single family condominiums and do have approval from Portage County Water and Sewer. Mr. Hlad said the setbacks will all remain the same.

MOTION#2019-40

Vince Murdocco motioned to accept the conditional use permit as submitted. **Scot Etling** seconded his motion and all members were in favor.

ZONING VARIANCE APPLICATION:

Applicant: Akers Identity LLC
Owner: Toi Snell
Address: Maplecrest Parkway
Parcel: 04-036-00-00-017-010 Zoned GC
Variance Request: Temporary “Coming Soon” sign – 64 square feet.
Variance for size of sign. Resolution 700.12 – Temporary/Special Event
Signs: Each sign face shall be no greater than 6 sq. ft. in area, overall height shall be no greater than 4 ft. Variance to allow 34 sq. ft. face and 8 ft. high.

Mike Hlad said that although the sign is more than double what is permitted, the site is very unique. He felt that rather than having Meyer, Maplecrest, etc., put up individual temporary signs, a single, larger sign may have better aesthetics. The sign will face Tallmadge Road.

MOTION#2019-41

Vince Murdocco motioned to grant the variance for the proposed sign with the condition that it be removed within thirty days of the building construction being finalized. **Sean Phillips** seconded his motion and all were in favor except for **Scot Etling** who abstained.

ZONING VARIANCE APPLICATION:

Applicant: Akers Identity LLC

Owner: Toi Snell

Address: Maplecrest Parkway

Parcel: 04-036-00-00-017-010 Zoned GC

Variance Request: Temporary "For Lease" sign – 40 square feet. Variance for size of sign. Resolution 700.12 – Temporary/Special Event Signs: Each sign face shall be no greater than 6 sq. ft. in area, overall height shall be no greater than 4 ft. Variance to allow 40 sq. ft. face and 8 ft. high.

This leasing sign will be located in the rear of the development on Maplecrest Parkway for the industrial leasing space. This proposed sign is 40 square feet and will be far enough from the right of way as to not impede lines of sight.

MOTION#2019-42

Vince Murdocco motioned to grant the variance for the proposed sign with the condition that it be removed within thirty days of the building construction being finalized. **Sean Phillips** seconded his motion and all were in favor except for **Scot Etling** who abstained.

MOTION#2019-43

Scot Etling made a motion to accept the resignation of Michelle Walker from her position with the Board of Zoning Appeals, effective after the June meeting. **Vince Murdocco** seconded his motion and all members were in favor.

MOTION#2019-44

Scot Etling made a motion to adjourn which was seconded by **Michelle Walker**. All members were in favor.

Chairman Bruce Knippenberg

Sean Phillips

Scot Etling

Ed Shetty

Vince Murdocco