

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of January 17, 2018

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

Present: Chairman Bruce Knippenberg, Lisa Cotten, Scot Etling, Vince Murdocco

Alternates:

Absent: Ed Shutty

Staff: Wendi O’Neal, Zoning Inspector, Secretary to Board

CALL TO ORDER:

The Brimfield Township Board of Zoning Appeals meeting was called to order at 7:00 PM on Wednesday, January 17, 2018.

Roll Call:

Cotten = Here **Etling** = Here **Knippenberg** = Here
Murdocco = Here **Shutty** = Absent

Election of Officers:

First Call for nominations for Chairman:

Scot Etling nominates and motions that **Bruce Knippenberg** remain as chairman, seconded by **Vince Murdocco**.

Second Call for nominations for Chairman:

NONE; being none, no need for third call.

Passes unanimously.

Chairman for the calendar year 2018 will be **Bruce Knippenberg**.

First Call for nominations for Vice Chairman:

Ed Shutty nominates **Lisa Cotten** for Vice Chairman, seconded by **Vince Murdocco**.

Second Call for nominations for Vice Chairman:

NONE; being none, no need for third call.

Passes unanimously.

Vice Chairman for the calendar year 2018 will be **Lisa Cotten**.

The meeting is turned over to Vice Chair **Lisa Cotten**.

Lisa Cotten dually notes that the meeting has been advertised per the Ohio Revised Code and neighboring properties notified.

MOTION#2018-01

A motion to amend the agenda was made by **Scot Etling**, seconded by **Lisa Cotten**. Motion carries.

APPLICATIONS:

CONDITIONAL USE APPLICATION:

Applicant: Randy Dean Sr.

Owner: Randy and Fay Dean

Address: 4618 State Route 43, Kent, Ohio 44240

Parcel: 04-023-00-00-017-000

Section 309.02.B.2 – Conditional Use Request for Roofing Company

The first application was tabled until the applicant submits the application fee.

VARIANCE APPLICATION:

Applicant: GPD Group – Scott Wallenhorst
Owner: Maplecrest Development, LLC Rich Costin (pending)
Address: 219 Tallmadge Road, Kent, Ohio 44240
Parcel: 04-036-00-00-019-000 – Lot #4
Area Variance Request: Section 309.03.G.1 – Proposed 3.25’ Side Setback (parking only)
Variance = 8.5’

The applicant agreed to amend their request to a 6.5’ side setback and the board was in favor of the modification.

MOTION#2018-02

A motion was made by **Lisa Cotten** to grant a Variance of Section 309.03.G.1 on Parcel No. 04-036-00-00-019-000 – Lot #4, seconded by **Vince Murdocco**. **Scot Etling** abstains and the motion passes.

VARIANCE APPLICATION:

Applicant: GPD Group – Scott Wallenhorst
Owner: Maplecrest Development, LLC Rich Costin (pending)
Address: 219 Tallmadge Road, Kent, Ohio 44240
Parcel: 04-036-00-00-019-000 – Lot #4
Area Variance Request: Section 600.04.02e – Proposed parking location in front of building

MOTION#2018-03

A motion was made by **Lisa Cotten** to grant a Variance of Section 600.04.02e on Parcel No. 04-036-00-00-019-000 – Lot #4, seconded by **Vince Murdocco**. **Scot Etling** abstains and the motion passes.

VARIANCE APPLICATION:

Applicant: GPD Group – Scott Wallenhorst
Owner: Maplecrest Development, LLC Rich Costin (pending)
Address: 219 Tallmadge Road, Kent, Ohio 44240
Parcel: 04-036-00-00-019-000 – Lot #5
Area Variance Request: Section 309.03.G.1 – Proposed 3.25’ Side Setback (parking only)
Variance = 8.5’

The applicant agreed to amend their request to a 5.5’ side setback and the board was in favor of the modification.

MOTION#2018-04

A motion was made by **Lisa Cotten** to grant a Variance of Section 309.03.G.1 on Parcel No. 04-036-00-00-019-000 – Lot #4, seconded by **Vince Murdocco**. **Scot Etling** abstains and the motion passes.

VARIANCE APPLICATION:

Applicant: GPD Group – Scott Wallenhorst
Owner: Maplecrest Development, LLC Rich Costin (pending)
Address: 219 Tallmadge Road, Kent, Ohio 44240
Parcel: 04-036-00-00-019-000 – Lot #5
Area Variance Request: Section 600.04.02e – Proposed parking location in front of building

MOTION#2018-05

A motion was made by **Lisa Cotten** to grant a Variance of Section 600.04.02e on Parcel No. 04-036-00-00-019-000 – Lot #5, seconded by **Vince Murdocco**. **Scot Etling** abstains and the motion passes.

VARIANCE APPLICATION:

Applicant: GPD Group – Scott Wallenhorst
Owner: Maplecrest Development, LLC Rich Costin (pending)
Address: 219 Tallmadge Road, Kent, Ohio 44240
Parcel: 04-036-00-00-019-000 – Lot #6
Area Variance Request: Section 309.03.G.1 – Proposed 3.25’ Side Setback (parking only)
Variance = 8.5’

The applicant agreed to amend their request to a 6.5’ side setback and the board was in favor of the modification.

MOTION#2018-06

A motion was made by **Lisa Cotten** to grant a Variance of Section 309.03.G.1 on Parcel No. 04-036-00-00-019-000 – Lot #6, seconded by **Vince Murdocco**. **Scot Etling** abstains and the motion passes.

VARIANCE APPLICATION:

Applicant: GPD Group – Scott Wallenhorst
Owner: Maplecrest Development, LLC Rich Costin (pending)
Address: 219 Tallmadge Road, Kent, Ohio 44240
Parcel: 04-036-00-00-019-000 – Lot #6
Area Variance Request: Section 600.04.02e – Proposed parking location in front of building

MOTION#2018-07

A motion was made by **Lisa Cotten** to grant a Variance of Section 600.04.02e on Parcel No. 04-036-00-00-019-000 – Lot #6, seconded by **Vince Murdocco**. **Scot Etling** abstains and the motion passes.

TABLED ACTIONS: Withdraw.

OLD BUSINESS:

MOTION#2018-08

A motion was made by **Lisa Cotten** to remove the storage container topic from the table, seconded by **Scot Etling**. Motion passes unanimously.

SET NEXT MEETING:

Next meeting is scheduled for Wednesday, February 21, 2018, at 7:00 PM.

Chairman Bruce Knippenberg

Lisa Cotten

Scot Etling

Vince Murdocco

Ed Shetty