

**BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS**

**MEETING MINUTES of October 17, 2018**

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

**Present:** Chairman Bruce Knippenberg, Vince Murdocco, Sean Phillips, Ed Shuttly

**Alternates:** Michelle Walker

**Absent:** Scot Etling, Clayton Popik

**Staff:** Michael Hlad, Zoning Inspector

**CALL TO ORDER:**

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

Roll Call:

**Etling** = Absent

**Phillips** = Here

**Popik** = Absent

**Knippenberg** = Here

**Shuttly** = Here

**Walker** = Here

**Murdocco** = Here

**MOTION#2018-36**

A motion to accept the agenda was made by **Vince Murdocco**, seconded by **Ed Shuttly**. Motion carries.

**APPLICATIONS:**

**VARIANCE APPLICATION:**

**Applicant: Randy Dean**

**Owner: HotRod Enterprises**

**Address: 3826 Olmsby Drive, Kent, Ohio 44240**

**Parcel: 04-042-10-00-144-000**

**Area Variance Request: Section 306.03 G – 9’ side setback variance for garage**

Property owner Randy Dean was present to discuss his request to construct a garage addition on his existing home that would be used for storage only. The proposed garage will match the house and there is no alternative location for it that would avoid the need for a variance. It will be located approximately 5’ to 6’ away from the existing fence. The adjacent property owners have not called with any questions or concerns and none were present at the hearing. Mike Hlad asked to be clear on the exact distance of the variance request and Mr. Dean said it will be no more than 6’ off the property line for a 9’ variance.

**MOTION#2018-37**

A motion to grant a 9’ variance was made by **Vince Murdocco** with the stipulation that the garage is to be used for personal use only. **Ed Shuttly** seconded his motion and all members were in favor.

**LOT SPLIT REVIEW APPLICATION:**

**Applicant: Steve Bable**

**Owner: Steve Bable**

**Address: 391 Roland Hills, Mogadore, OH 44260**

**Parcel: 04-042-10-00-144-000**

**Request: Lot split to create a flag lot**

The applicant has met with Mike Hlad twice and he has submitted a re-plat to the Zoning Department. He owns the surrounding properties but would like to split off a flag lot. There are already several existing flag lots in the area and he will be giving the land to his daughter to build a home. The lot meets all the requirements for the Roland Hills Subdivision. A variance is not required but approval for the creation of the flag lot is needed for the application to move forward to Regional Planning.

**MOTION#2018-38**

A motion to allow the flag lot to move forward to Regional Planning was made by **Ed Shetty**. **Vince Murdocco** seconded his motion and all members were in favor.

**SET NEXT MEETING:**

Next meeting is scheduled for Wednesday, November 14, 2018, at 7:00 PM.

**MOTION#2018-39**

A motion to adjourn was made by **Vince Murdocco** seconded by **Sean Phillips**. Motion carries.

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Chairman Bruce Knippenberg

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Sean Phillips

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Scot Etling

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Vince Murdocco

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Ed Shetty

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Michelle Walker, Alternate

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Clayton Popik