

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of October 3, 2018

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

Present: Chairman Bruce Knippenberg, Vince Murdocco, Sean Phillips

Alternates: Clayton Popik, Michelle Walker

Absent: Scot Etling, Ed Shetty

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 7:00 PM on Wednesday, October 3, 2018.

Roll Call:

Etling = Absent	Knippenberg = Here	Murdocco = Here
Phillips = Here	Shetty = Absent	
Popik = Here	Walker = Here	

MOTION#2018-32

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

After the agenda was accepted and those present were sworn in, Mr. Randy Dean had not arrived, so the Board chose to hear the re-plat of Cranberry Creek first.

APPLICATIONS:

ZONING RE-PLAT APPLICATION:

Applicant: Mike Wojno
Owner: Cranberry Creek
Parcel: Phases 3 & 4
Re-plat Variance Request: Section 400.10 B, Subsection 56

Present to discuss the case was Mike Wojno and Matt Schmahl with Cranberry Farms, LLC and John Walsh with GBC Design. They are anxious to get started on improvements for Phase 3 and 4, especially the pump station which will be the most time-consuming portion of the project. They will construct a pavilion near the dog park as well as donate \$1,000 per lot to be used how the Township sees fit. There are several vacant lots on the existing roadway that need to be connected to the pump station and once that is constructed the homes will follow. Wetland requirements have changed since the initial start of Cranberry Creek so the plat had to be modified slightly to reflect those changes as well as thirteen additional lots. The developer is still within the permitted density for their district. When Phase 3 and 4 are paved, they will also re-top Phases 1 and 2.

MOTION#2018-33

A motion to approve the re-plat as presented was made by **Vince Murdocco**, seconded by **Sean Phillips**. All members were in favor and the motion carries.

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 – side setback variance for garage between 7’ and 9’

The applicant was not present, so the Board members decided to continue the case until the next meeting.

MOTION#2018-34

A motion to continue the case until the October 17th, 2018 meeting was made by **Vince Murdocco**, seconded by **Sean Phillips**. Motion carries.

SET NEXT MEETING:

Next meeting is scheduled for Wednesday, October 17, 2018, at 7:00 PM.

MOTION#2018-35

A motion to adjourn was made by **Vince Murdocco**, seconded by **Clayton Popik**. Motion carries.

Chairman Bruce Knippenberg

Sean Phillips

Scot Etling

Vince Murdocco

Ed Shetty

Clayton Popik , Alternate

Michelle Williams, Alternate