

**BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS**

**MEETING MINUTES of November 14, 2018**

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

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

**Alternates:** Michelle Walker, Clayton Popik

**Absent:** Scot Etling, Ed Shutty

**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, November 14, 2018.

**Roll Call:**

**Etling** = Absent

**Phillips** = Here

**Popik** = Here

**Knippenberg** = Here

**Shutty** = Absent

**Walker** = Here

**Murdocco** = Here

**MOTION#2018-40**

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

**APPLICATIONS:**

**CONDITIONAL USE APPLICATION:**

**Applicant:** Speedway

**Owner:** Speedway

**Address:** 4261 State Route 43, Kent, Ohio 44240

**Parcel:** 04-032-10-00-001-003

**Conditionally Permitted Uses: Sections 310.02 B 4:** “Gasoline service stations, subject to the provisions of Chapter 4 and Section 400.10 B 7 and 49”. Section 400.10 B 7: “Structures and activities should have primary access to a collector or arterial street.”

Present to discuss the case was Dick Hershberger with CESO, the Civil Engineer for the project. He explained that on June 21, 2017, the BZA heard and approved their request for a conditional use permit. The approval was valid for twelve months and they were also granted an additional six-month extension. Since the project is not complete, they are requesting a renewal of their conditional use approval.

One of the changes made since the original request is the elimination of the right out exit between Speedway and McDonalds. ODOT requested it be right in entrance only, so the exit lane was removed. Secondly, three fueling lanes for semi-trucks were added at the rear of the property at Speedways request. Overnight parking is not being requested at this time. It was also noted that a new light will be installed at this location when traffic counts warrant such and ODOT grants approval. The Police and Fire Chiefs are both concerned with the timing of the installation and feel the light is desperately needed.

**MOTION#2018-41**

A motion to approve the conditional use permit was made by **Vince Murdocco**. **Sean Phillips** seconded his motion and all members were in favor.

**MOTION#2018-42**

A motion to add the Speedway replat to the agenda was made by **Vince Murdocco**. **Sean Phillips** seconded his motion and all members were in favor.

Mike Hlad explained there are no issues with the replat from a zoning standpoint. Once BZA grants approval it will be forwarded to Regional Planning and the County Engineer for their approval.

**MOTION#2018-43**

A motion to accept the plat as presented and forward it to Regional Planning was made by **Vince Murdocco**. **Sean Phillips** seconded his motion and all members were in favor.

**CONDITIONAL USE APPLICATION:**

**Applicant: Redwood Living Inc.**

**Owner: Redwood Living Inc.**

**Address: 1202 Jasmine Drive B, Kent, Ohio, 44240**

**Parcel: 04-033-00-00-023-001**

**Conditionally Permitted Uses: Dog park added to previously permitted conditional use Section 310.02 B 6:** "Planned Residential Developments, subject to the provisions of Chapter 4, Section 400.10 B 2, 4, 5, 6, 12, 54."

Since the applicant was not present, the board chose to hear the Redwood Living application at their next meeting.

**MOTION#2018-44**

A motion to continue the case until the December meeting was made by **Vince Murdocco**. **Michelle Walker** seconded his motion and all members were in favor.

**SET NEXT MEETING:**

Next meeting is scheduled for Wednesday, December 19, 2018, at 7:00 PM.

**MOTION#2018-45**

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