

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of December 19, 2018

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

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

Alternates: Clayton Popik, Michelle Walker

Absent: Chairman Bruce Knippenberg

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, December 19, 2018.

Roll Call:

Etling = Here

Phillips = Here

Popik = Here

Knippenberg = Absent

Shuttly = Here

Walker = Here

Murdocco = Here

MOTION#2018-46

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

APPLICATIONS:

VARIANCE APPLICATION:

Applicant: William Morgan

Owner: William Morgan

Address: 3680 Ranfield Road, Kent, Ohio 44240

Parcel: 04-047-00-00-006-000, 04-047-00-00-007-000, 04-047-00-00-020-000

Variance for an accessory building on Lot 47 as there is no main building on that site. Zoning Resolution 303.02 A 3: “Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-1 Zoning District”.

This case was withdrawn by the applicant prior to the meeting.

CONDITIONAL USE APPLICATION:

Applicant: Freedom Builders Inc.

Owner: Presbay Properties LLC

Address: State Route 43, Lot 14, Kent, Ohio, 44240

Parcel: 04-014-00-00-035-003

Conditionally Permitted Uses: Parking Lot conditional use Section 309.02 B 12: “Mini/Self Storage facilities subject to the provisions Chapter 4, Section 400.10 B 52.”

Mike Hlad explained the applicant is seeking conditional use approval for a parking lot and mini storage buildings. The applicant plans to begin with construction of the parking lot. Mike Rice was present to explain his request. Scot Etling asked if there were any limitations on what can be stored within the units and was told cars, trash, and explosives will not be permitted. Outdoor storage will not be permitted at this time. The question was raised on if the facility would be open 24 hours but the applicant was unsure. Lights, security, and landscaping will be discussed when the applicant returns for final approval.

MOTION#2018-47

A motion to approve the conditional use application for the parking lot and storage units was made by **Vince Murdocco**. **Ed Shuttly** 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.”

Mike Hlad explained the original approved drawings did not include the dog park area. The dog park area is a 20’ x 40’ area surrounded by five-foot tall, black chain link fencing. Redwood Living is proposing this because dogs are not permitted to be off-leash at their facility. There were no questions or comments from the Board.

MOTION#2018-48

A motion to approve the conditional use application was made by **Ed Shuttly. Vince Murdocco** seconded his motion and all members were in favor.

CONDITIONAL USE APPLICATION:

Applicant: Robert D. Knapp
Owner: Robert D. Knapp
Address: 4554 State Route 43, Kent, Ohio, 44240
Parcel: 04-023-00-00-046-001
Conditionally Permitted Uses: Highway Commercial District Conditionally Permitted Uses: Section 310.02 B 7:“Motor vehicle sales/repair facilities to include but not limited to automobiles, boats and farm equipment, subject to the provisions Chapter 4, Section 400.10 B 9, 12,18,22.”

The applicant, Robert Knapp, is proposing to open a body shop at this location. He currently owns a body shop in Kent and recently purchased this building which was formerly used as a body shop. The existing building meets his needs with the exception of the lack of a spray booth. Mr. Knapp plans to install a spray booth after Portage County Building Department grants approval. The Board did not have any concerns regarding his request.

MOTION#2018-49

A motion to approve the conditional use application was made by **Vince Murdocco. Ed Shuttly** seconded his motion and all members were in favor.

SET NEXT MEETING:

Next meeting is scheduled for Wednesday, January 16, 2019, at 7:00 PM.

MOTION#2018-50

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

Chairman Bruce Knippenberg

Sean Phillips

Scot Etling

Vince Murdocco

Ed Shuttly

Clayton Popik, Alternate

Michelle Walker, Alternate