

**BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS**

**MEETING MINUTES of March 21, 2018**

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

**Present:** Chairman Bruce Knippenberg, Scot Etling, Vince Murdocco, Sean Phillips, Ed Shutty

**Alternates:** Clayton Popik, Michelle Walker

**Absent:** None

**Staff:** Dick Messner, 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, March 21, 2018.

Roll Call:

<b>Etling</b> = Here	<b>Knippenberg</b> = Here	<b>Murdocco</b> = Here
<b>Phillips</b> = Here	<b>Shutty</b> = Here	
<b>Popik</b> = Here	<b>Walker</b> = Here	

**MOTION#2018-09**

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

**MOTION#2018-10**

A motion was made by **Vince Murdocco** to approve the October 18, 2017 Meeting Minutes as presented, seconded by **Scot Etling**. Motion carries.

**MOTION#2018-11**

A motion was made by **Scot Etling** to approve the November 15, 2017 Meeting Minutes as presented, seconded by **Vince Murdocco**. Motion carries.

**APPLICATIONS:**

**VARIANCE APPLICATION:**

**Applicant: Freedom Homes**  
**Owner: Janice Ashton**  
**Address: Lot #11 Reservoir Drive, Mogadore, Ohio 44260**  
**Parcel: 04-068-20-00-011-000**  
**Area Variance Request: Section 303.03 – Area, Yard and Height Requirements**

Michael Rice with Freedom Homes was present to discuss his need for two 4’ variances. The property in question is one of the last vacant lots in the subdivision. Most homes in the area were built in the 1960’s and are considered legal nonconforming properties. He is requesting a side setback variance to allow construction equipment enough space to work while avoiding the septic system. The 4’ variance in the front yard will put the new home in line with the existing homes. Dick Messner noted the last home built in the subdivision was granted a variance for the same reason. Five letters were sent to adjacent property owners and no responses were received.

**MOTION#2018-12**

A motion was made by **Vince Murdocco** to grant a 4’ variance for the front yard setback. **Scot Etling** seconded his motion and all members were in favor.

**MOTION#2018-13**

A motion was made by **Scot Etling** to grant a 4’ variance to the side yard setback. **Vince Murdocco** seconded his motion and all members were in favor.

**VARIANCE APPLICATION:**

**Applicant: Fortune Wireless Inc**  
**Owner: Daniel & Kimberly Ebie**  
**Address: Lot 61 Congress Lake Road, Mogadore, Ohio 44260**  
**Parcel: 04-061-00-00-019-001**  
**Use Variance Request: Chapter 4 – Conditional Use Permit – Rural Residential District**

Mike Dobmeier was present to discuss the case. He explained that to perform properly, the tower must be 190’ tall. There are no existing structures or towers in the area that are tall enough to allow for co-location. They have also searched township and county park properties, but none are available within the search area, so they have resorted to using privately owned property. T-Mobile has identified the need for better coverage in the area which brought on the tower request. All setback requirements have been met and the nearest residence is approximately 175’ away from the site. A gravel drive, landscaping, and a chain link fence will be installed on the property and maintained by the applicant. The property owners will be required to maintain the rest of the property outside of the cell tower compound and landscaping. Mike Dobmeier noted there will be a lightning rod on the top of the tower which will bring it to 199’ and the tower will be designed to hold additional carriers.

Kip Nichols, the development manager for T-Mobile, was also present. When asked if a shelter area would be constructed, he explained there would be no structure, but locked, steel cabinets on a 10’ x 15’ steel platform.

Chairman Bruce Knippenberg questioned the difference between the current application and one that was submitted in August. It was explained that the location of the initial tower was closer to the property line than what is currently being proposed. Dick Messner stated the applicants meet all requirements of the code.

**MOTION#2018-14**

A motion to grant the conditional use permit was made by **Vince Murdocco**. **Scot Etling** seconded his motion and all members were in favor.

**GOOD OF THE ORDER:**

Dick Messner suggested holding a BZA training for the new members before he retires. He also reminded the board to nominate a new Vice Chair to replace Lisa Cotten.

**MOTION#2018-15**

A motion was made by **Ed Shutty** to nominate **Scot Etling** for Vice Chairman, seconded by **Vince Murdocco**. All were in favor.

**SET NEXT MEETING:**

Next meeting is scheduled for Wednesday, April 18, 2018, at 7:00 PM.

**MOTION#2018-16**

A motion to adjourn was made by **Ed Shutty**, seconded by **Scot Etling**. 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 Shutty