

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of July 18, 2018

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

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

Alternates: Clayton Popik, Michelle Walker

Absent: Ed Shutty

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, July 18, 2018.

Roll Call:

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

MOTION#2018-17

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

MOTION#2018-18

A motion to accept the recommended script from the Prosecutor was made by **Scot Etling**, seconded by **Vince Murdocco**. Motion carries.

APPLICATIONS:

VARIANCE APPLICATION:

Applicant: Sarah Kramer
Owner: Sarah Kramer
Address: 5428 Glen Park Dr. Kent, Ohio 44240
Parcel: 04-009-10-036-0000
Area: Variance Request: Section 510.10 A-2 – Swimming pool variance for rear setback from 15’ to 6’

The applicant was unable to be present the so the Board chose to continue the case until their next meeting.

MOTION#2018-19

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

VARIANCE APPLICATION:

Applicant: Speedway
Owner: Speedway
Address: 4261 State Route 43, Kent, Ohio 44240
Parcel: 04-032-10-00-001-003
Sign Variance Request: Sections 700.18-N & 700.13 C-5 – Directory sign from 4’ to 6’ in height, and 10’ setback from road right of way to 4’ from road right of way when North Drive is dedicated to the Township

The applicant requested for their case to be tabled until the next meeting.

MOTION#2018-20

A motion to continue the case was made by **Vince Murdocco**, seconded by **Scot Etling**. 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 for garage from 7’ to 9’

The applicant was unable to be present so the Board chose to continue the case until their next meeting.

MOTION#2018-21

A motion to continue the case was made by **Scot Etling**, seconded by **Sean Phillips**. Motion carries.

VARIANCE APPLICATION:

Applicant: Helmling
Owner: Helmling Family LLC
Address: Mogadore Road, Kent, Ohio 44240
Parcel: 04-035-00-00-011-015
Use Variance Request: Section 313.02 B7 – Uses not covered come before the Board of Zoning Appeals for ruling to allow continuing use of property

Property owner Drew Helmling was present to discuss his case. After a recent complaint by a neighboring property owner, Zoning Inspector Michael Hlad found the current use of the Helmling property does not comply with the Zoning Code. Drew Helmling stated his family has been utilizing the property in the same manner for over 40 years, but he was unable to provide any documentation supporting his case.

Adjacent property owners Mark and Cindy Moore of 4322 Mogadore Road and Janet Canfield of 4244 Mogadore Road were in attendance. Cindy Moore complained of loud banging noises, truck traffic/beeping, and trucks entering the property late at night. Mark Moore was concerned with water runoff and what materials would be entering the existing waterways. Drew Helmling explained that he has been working to secure the property and his vehicles only enter and exit the site during business hours. He explained that since his father passed and he has taken over the business they have worked hard to clean up, organize, and improve the property as much as possible. Cindy Moore requested the beepers on the trucks be disabled but was told it was not possible. Janet Canfield was upset with the amount of dirt being produced by the site as it covers the exterior of her home and enters through her HVAC system. She inquired about spraying the piles of topsoil to prevent dust, however, Drew Helmling felt it would be difficult to supply water to the rear of the property where the soil is located. He felt much of the dust and debris was coming off a nearby construction site and not his property.

After listening to all parties, the board members asked the applicant if he felt he would be able to compromise with the residents. If the complaints were rectified, they had no issue granting a variance so he could continue his operations. Drew Helmling and the three residents agreed to work together to find a reasonable solution.

MOTION#2018-22

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

VARIANCE APPLICATION:

Applicant: Wohlwend Engineering

Owner: DWC Pipeline LLC

Address: 975 Tallmadge Road, Kent, Ohio 44240

Parcel: 04-033-00-00-010-000

Area Variance Request: Section 313.03 G-1 – side setback variance from 25’ to 13’ for new building addition

Mike Wohlwend of Wohlwend Engineering was present to discuss the case. He is proposing to construct a 90’ x 80’ addition to the existing building located at 975 Tallmadge Road. The new addition will house trucks that are currently being stored outdoors and will protect them from the elements. Vince Murdocco asked why the addition couldn’t be constructed on the front of the building. Mike Wohlwend explained they had hoped to do so, however, following the existing roof pitch would not allow enough height clearance for dock doors.

MOTION#2018-23

A motion to grant the requested variance was made by **Vince Murdocco**, seconded by **Sean Phillips**. All were in favor.

GOOD OF THE ORDER:

Those present discussed the status of the Klaben project.

SET NEXT MEETING:

Next meeting is scheduled for Wednesday, August 15, 2018, at 7:00 PM.

MOTION#2018-24

A motion to adjourn was made by **Vince Murdocco**, seconded by **Sean Phillips**, and all were in favor.

Chairman Bruce Knippenberg

Sean Phillips

Scot Etling

Ed Shetty

Vince Murdocco

Michelle Walker, Alternate

Clayton Popik, Alternate