

**BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS**

**MEETING MINUTES of August 15, 2018**

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

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

**Alternates:** Clayton Popik, Michelle Walker

**Absent:** Scot Etling

**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, August 15, 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#2018-25**

A motion to amend and accept the agenda was made by **Vince Murdocco**, seconded by **Ed Shutty**. Motion carries.

**APPLICATIONS:**

**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’**

Property owner Randy Dean was present to discuss his request to construct a garage addition on his existing home. He provided a document that several of his neighbors had signed stating they are aware of the proposed addition. A picture of the neighbor’s garage was also provided for the record. A site plan of the property in question was not submitted and a definitive answer on how much of a variance was being requested was not provided.

The Board requested additional diagrams, drawings, photos of the home where the garage is being proposed including dimensions, and a more detailed letter from the surrounding property owners stating they are not opposed to the addition.

**MOTION#2018-26**

A motion to continue the case until the September meeting was made by **Vince Murdocco**, seconded by **Ed Shutty**. 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#2018-27**

A motion to continue the case was made by **Vince Murdocco**, seconded by **Ed Shutt**y. 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 the last meeting, he spoke with the adjacent property owners and offered several solutions including adding buffering, altering their business hours, and purchasing a water truck; however, the residents he spoke with were not in favor of his suggestions. Drew Helmling also purchased a street-sweeper piece to add to existing equipment to keep the area cleaned.

Lawrence Ball of 4288 Mogadore Road was concerned that granting the variance could increase the volume of dust coming from the property.

Cynthia Moore of 4338 Mogadore Road complained about the operations at the property.

Michael Hlad felt that if the Helmling’s could provide proof that his business has been operating in this manner since the early 80’s, the use could be grandfathered in.

**MOTION#2018-28**

A motion to deny the use variance request was made by **Vince Murdocco**, seconded by **Ed Shutt**y. All members were in favor and the request was denied.

**VARIANCE APPLICATION:**

**Applicant: Pride One**  
**Owner: Copper Creek**  
**Address: 1100 Sanctuary View Drive, Kent, Ohio 44240**  
**Parcel: 04-022-00-00-002-027**  
**Area Variance Request: Section 510.06 – H – “No fence, wall, hedges, and berms or any combination can be located within a public right-of-way, nor can it be located in an area that will obstruct the sight triangle for any motorist or pedestrian.” Variance to allow for retaining wall for parking in road right of way.**

Although notified via mail, email, and phone call, there were no representatives present from Copper Creek or Pride One. The Board chose to deny the variance and the applicant will need to reapply in order to return.

**MOTION#2018-29**

Due to the lack of evidence, a motion to deny the variance request was made by **Vince Murdocco**, seconded by **Sean Phillips**. All members were in favor and the request was denied.

**VARIANCE APPLICATION:**

**Applicant: Mark Schoonover**  
**Owner: Mark Schoonover**  
**Address: 4747 Black Walnut Lane, Ravenna, Ohio 44266**  
**Parcel: 04-010-10-00-064-000 – R-3**  
**Area Variance Request: Section 510.03 – Regulations of Buildings and Structures – 1. “It shall not be located closer than fifteen (15 feet) to any**

**principal building and ten (10) feet from all the other non-inhabitable buildings.**

Property owner Mark Schoonover was present to discuss the garage addition he is proposing on his property. He has an odd-shaped lot and restrictions from the local Homeowners Association have created a hardship. Mike Hlad explained that only the corners of the garage will encroach into the setback by approximately two feet. The garage is for personal use and will not have any bright lights or obstruct any drainage.

**MOTION#2018-30**

A motion to grant the variance was made by **Ed Shetty**, seconded by **Vince Murdocco**. All members were in favor and the variance was granted.

**SET NEXT MEETING:**

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

**MOTION#2018-31**

A motion to adjourn was made by **Clayton Popik**, 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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Clayton Popik

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Michelle Walker