

***Brimfield Township
Board of Zoning Appeals***

1333 Tallmadge Road, Kent, Ohio 44240
330.678.0739 Office - 330.678.6626 Fax
mhlad@brimfieldohio.gov

VIRTUAL PUBLIC HEARING

Wednesday, August 19, 2020

7:00 pm
AGENDA

- Call to Order
- Roll Call

Scott Etling ___ Bruce Knippenberg ___ Vince Murdocco ___ Ed Shetty ___
Sean Phillips_____

Alternates: William Kremer ___ Clayton Popik_____

Michael Hlad, Economic Development Director/Zoning Inspector _____

Jendy Miller, Zoning Secretary _____

Brian Gardner – Brimfield Township IT Director

- Approval of : July 15, 2020 Minutes
- Accept Agenda
- Swearing in of applicants and commenters

APPLICATIONS:

Zoning Conditional Use Application:

Applicant: Erik Reinhart

Owner: Erik and TJ Reinhart

Address: 3061 Sunnybrook Rd., Mogadore, OH 44260

Parcel: 04-071-00-00-005-005 Zoned: R-1

Conditional Use Request: Applicant requesting Conditional Use Permit allowing rental of a barn on property for small gatherings of up to 60 people. **Zoning Resolution Sec 303.01 and 303.02 R-1 Residential District** does not allow that use.

Zoning Conditional Use Application:

Applicant: Hickory Creek LLC

Owner: Hickory Creek LLC

Address: Meloy Rd

Parcel: 04-011-00-00-004-000 Zoned: R-2

04-011-00-00-004-001 Zoned: R-2

04-011-10-00-045-029 Zoned: R-2

04-011-10-00-045-031 Zoned: R-2

Conditional Use Request: Applicant Requesting Conditional Use for PRD (Planned Residential Development)

Zoning Resolution Section 400.10 B-56 Planned Residential Development (Conditional Use is required for any and all PRD's regardless of district).

Zoning Variance Application:

Applicant: Hickory Creek LLC

Owner: Hickory Creek LLC

Address: Meloy Rd

Parcel: 04-011-00-00-004-000 Zoned: R-2

04-011-00-00-004-001 Zoned: R-2

04-011-10-00-045-029 Zoned: R-2

04-011-10-00-045-031 Zoned: R-2

Variance Request: Requesting Variance for side setback of 10 feet from open space. Per Zoning **Resolution Section 400.10 56 L3 requirement for side setback from open space is 15'**. Variance of 5 feet requested.

Zoning Variance Application:

Applicant: Hickory Creek LLC

Owner: Hickory Creek LLC

Address: Meloy Rd

Parcel: 04-011-00-00-004-000 Zoned: R-2

04-011-00-00-004-001 Zoned: R-2

04-011-10-00-045-029 Zoned: R-2

04-011-10-00-045-031 Zoned: R-2

Variance Request: Requesting building separation of 20 feet. Per Zoning **Resolution Section 400.10 56 L5 requirement for building separation is 35 feet.** Variance of 15 feet requested.

Zoning Variance Application:

Applicant: Hickory Creek LLC

Owner: Hickory Creek LLC

Address: Meloy Rd

Parcel: 04-011-00-00-004-000 Zoned: R-2

04-011-00-00-004-001 Zoned: R-2

04-011-10-00-045-029 Zoned: R-2

04-011-10-00-045-031 Zoned: R-2

Variance Request: Requesting wetland protection buffer of 10 feet. Per Zoning **Resolution Section 506.06 C 3b requirement for wetland protection buffer is 25 feet.** Variance maximum of 15 feet requested.

Zoning Variance Application:

Applicant: Hickory Creek LLC

Owner: Hickory Creek LLC

Address: Meloy Rd

Parcel: 04-011-00-00-004-000 Zoned: R-2

04-011-00-00-004-001 Zoned: R-2

04-011-10-00-045-029 Zoned: R-2

04-011-10-00-045-031 Zoned: R-2

Variance Request: Requesting Pump Station be built 5 feet from wetland protection buffer. Per Zoning **Resolution Section 506.06 C 3b requirement for wetland protection buffer is 25 feet.** Variance of 20 feet requested.

Zoning Variance Application:

Applicant: Hickory Creek LLC

Owner: Hickory Creek LLC

Address: Meloy Rd

Parcel: 04-011-00-00-004-000 Zoned: R-2

04-011-00-00-004-001 Zoned: R-2

04-011-10-00-045-029 Zoned: R-2

04-011-10-00-045-031 Zoned: R-2

Variance Request: Requesting Pump Station building and pavement setback of 22 feet from wetland protection buffer. Per Zoning **Resolution Section 506.06 C 3a setback requirement for wetland protection buffer is 40 feet.** Variance of 18 feet requested.

Zoning Variance Application:

Applicant: Jarrod Vancil

Owner: Jarrod Vancil

Address: 1221 Dussel Rd. Kent, OH 44240

Parcel: 04-050-10-00-063-000 Zoned: R-3

Variance Request: Requesting Variance for side setback of 7 feet from property line for accessory building. Per Zoning **Resolution Section 510.03 A5 Accessory buildings shall meet all requirements of the zoning district – side setback is 15 feet.** Variance of 8 feet is requested.

- **Good of the Order:**
- **Set Next Meeting: September 16, 2020**
- **Adjourn**