

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of January 15, 2020

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

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

Alternates: Clayton Popik , William Kremer

Staff: Michael Hlad, Zoning Inspector
Jendy Miller, Zoning Secretary

CALL TO ORDER:

The Brimfield Township Board of Zoning Appeals meeting was called to order by **Chairman Bruce Knippenberg** at 7:00 PM on Wednesday, January 15, 2020.

ROLL CALL:

Etling = Present **Knippenberg** = Present **Murdocco** = Present
Phillips = Present **Shutt** = Present
Alternates: Popik = Present **Kremer** = Present

Visitors Present:

Tom Harper
Cortney Martinelli

MOTION #2020-001

A motion to amend the agenda to include the election of officers was made by **Vince Murdocco**. **Scot Etling** seconded his motion and all members were in favor. Motion passed.

ELECTION OF OFFICERS:

MOTION #2020-002

A motion to retain the same officers as last year was made by **Vince Murdocco**:
Bruce Knippenberg as Chairman and Ed Shutt as Vice Chairman
seconded by **Scot Etling**, all members were in favor, **Bruce Knippenberg** abstained. Motion passed.

SIGNING OF MINUTES:

MOTION #2020-003

Motion to accept March, 2019 BZA Meeting Minutes made by **Ed Shutt**, seconded by **Scot Etling**, all members in favor. Motion passed.

MOTION #2020-004

Motion to accept May, 2019 BZA Meeting Minutes made by **Ed Shutt**, seconded by **Scot Etling**, all members in favor. Motion passed.

MOTION #2020-005

Motion to accept June, 2019 BZA Meeting Minutes made by **Ed Shutt**, seconded by **Scot Etling** all members in favor. Motion passed.

MOTION #2020-006

Motion to accept July, 2019 BZA Meeting Minutes made by **Scot Etling** seconded by **Vince Murdocco**, all members in favor. Motion passed.

MOTION #2020-007

Motion to accept September 2019 BZA Meeting Minutes made by **Vince Murdocco**, seconded by **Sean Phillips**, all members in favor. Motion passed.

MOTION #2020-008

Motion to accept October, 2019 BZA Meeting Minutes made by **Vince Murdocco**, seconded by **Sean Phillips**, all members in favor. Motion passed.

APPLICATIONS:

ZONING VARIANCE APPLICATION:

Applicant: Charles Justice

Owner: Charles & Carolyn Justice

Address: 204 Crimson Trail, Tallmadge, OH 44278

Parcel: 04-040-10-00-095-000 Selnik Rd., Kent, OH 44240 Zoned R-3

Variance Request: Requesting a variance of 0.04 acre to build a house – per Brimfield Township Zoning Resolution **305.03 A** – Residential District R-3 requires .50 (1/2) acre to build. Acreage of property in question is 0.46 acres.

The applicant is requesting a variance to allow the construction of a house on the Selnik Road property. All current lots with homes on Selnik Road are 0.46 acres. Mr. Justice wants to have the ability to sell the lot as a buildable lot or perhaps himself eventually build a home on the property.

Tom Harper 210 Crimson Trail, Tallmadge, OH representing applicant, is duly sworn in by **Chairman Bruce Knippenberg**

Michael Hlad explains BZA that properties were bought and built prior to zoning, and all homes and lots are 0.46 acre. Also stated that a couple who received the letter came in concerned about the type of housing being considered for the property. After explaining the situation and that their own property was the same acreage, they were more understanding and were not present at this meeting.

MOTION #2020-009

Motion to accept variance application made by **Vince Murdocco**, seconded by **Scot Etling**, all members in favor, motion carried. Variance of 0.04 acre on Selnik Road, Kent, OH, granted.

CONDITIONAL USE APPLICATION:

Owner: Courtney Martinelli

Address: 5190 Cline Road

Parcel: 04-008-00-00-013-000 Zoned: R-3

Conditional Use Request: Home based business for instructional services for Reiki and other wellness services which may require occasional visits with clients at above residence. Per Brimfield Township Zoning Resolution **400.10 B & C and 515.00**, services requested are not listed as permitted home based business/occupation.

Chairman Bruce Knippenberg swore in Courtney Martinelli. Explains that she does Reiki coaching and one on one Reiki sessions that may require occasional visits from clients.

Michael Hlad noted that he could not permit it due to it not being listed as a Conditional Use.

Chairman Bruce Knippenberg asked if all activity would be inside the house, applicant stated yes. Traffic would be minimal. At most, she could have 5 clients a day as sessions are one hour.

Scott Etling asked if there was a license needed for Reiki, client stated no. Applicant has been doing Reiki for over 10 years. Reiki is not massage and clients are fully clothed during sessions.

Ms. Martinelli did state she would like to have a sign since the house sits back from the road. Will be applying for the sign permit.

MOTION #2020-010

Vince Murdocco made motion to grant conditional use with hours 7 am to 6 pm 7 days per week, **Sean Phillips 2nd**, all members in favor, motion passed, Conditional use passed with hours of 7 am to 6 pm 7 days per week for Reiki sessions and instruction at 5190 Cline Road, Kent, OH.

MOTION #2020-011

Motion to accept October, 2019 BZA Meeting Minutes made by **Vince Murdocco**, seconded by **Sean Phillips**, all members in favor, Motion passed.

MOTION #2020-012

Vince Murdocco made a motion to set the next meeting for Wednesday, February 19, 2020 at 7:00 p.m. **Scot Etling** seconded, all members in favor. Motion carried.

MOTION #2020-013

Scot Etling made a motion to adjourn, seconded by **Vince Murdocco**. All members in favor. Motion carried. Meeting adjourned at 7:25 p.m.

Chairman Bruce Knippenberg

Sean Phillips

Scot Etling

Ed Shetty

Vince Murdocco

Clayton Popik, Alternate

William Kremer, Alternate