

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of October 21, 2020

Virtual Meeting via Zoom due to COVID-19 Guidelines – 7:00 pm

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

Alternates: Clayton Popik

Absent: Ed Shutty, William Kremer

Staff: Michael Hlad, Economic Development Director and Zoning Inspector, Kayla Nealon, Zoning Secretary, and Brian Gardner, IT Director

CALL TO ORDER:

The Brimfield Township Board of Zoning Appeals meeting was called to order at 7:00 PM on Wednesday, October 21, 2020.

Roll Call:

Etling = Here

Knippenberg = Here

Murdocco = Here

Phillips = Here

Shutty = Absent

Kremer = Absent

Popik = Here

MOTION#2020-060

A motion to accept the amended agenda was made by **Vince Murdocco. Sean Phillips** seconded his motion and all members were in favor.

APPLICATIONS:

ZONING VARIANCE APPLICATION:

Applicant: Hickory Creek LLC

Owner: Hickory Creek LLC

Address: Meloy Road

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 yard width of 10'. Per Zoning Resolution Section 304.03 G requirement for side yard width is 15'. Variance of 5' requested.

Mr. Patrick Long was present to speak in regard to his sideyard setback request. He explained this is the last piece they need to complete the plan they have received conditional use approval for. This will leave a building envelope of 40' and keep the homes a minimum of 20' apart.

MOTION#2020-061

Vince Murdocco made a motion to approve the requested variance. **Sean Phillips** seconded his motion. All members were in favor except for Scot Etling who abstained.

CONDITIONAL USE APPLICATION:

Applicant: Kids World Playsystems, Ltd.

Owner: W. Scott Rayman

Address: 366 Tallmadge Road, Kent, Ohio 44240

Parcel: 04-038-00-00-025-000 Zoned: G-C

Conditional Use Request: Applicant is requesting a Conditional Use Permit to operate a playsystems business within the G-C district. **Zoning Resolution Section 309.02 (22) G-C Zoning District, Uses not covered come before the BZA for ruling.**

Mr. Hlad explained the existing building is not in very good shape and could use cleaned up. Mr Rayman would like to use the property to sell playground equipment and storage sheds. The building would be utilized as office space and display products around the perimeter of the property from the face of the building back to the rear fence line. The gravel parking area and lighting would remain the same. Mr. Rayman currently has a location in Hartville and plans to have the same setup as that location. The playground equipment area will be smaller and have a rubber mulch base. He is also proposing to display approximately 43 sheds but was unsure if he would sell outdoor furniture out of this location. Mr. Rayman said the display sheds will be unlocked so customers are able to view the inside. The longest hours of operation would be during his peak season – April to September – on Monday and Thursday from 10am-7pm, Tuesday, Wednesday, and Friday from 10am -6pm, Saturday from 10am-5pm, and Sunday from 12pm-4pm. These hours will decrease during the off-season months.

MOTION#2020-062

Vince Murdocco made a motion to grant the conditional use permit as requested. **Clayton Popik** seconded his motion and all members were in favor.

MOTION#2020-063

Scot Etling made a motion to adjourn which was seconded by **Clayton Popik**. All members were in favor.

Chairman Bruce Knippenberg

Vince Murdocco

Scot Etling

Sean Phillips

William Kremer

Ed Shetty