

**BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS**

**MEETING MINUTES of September 16, 2020**

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

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

**Alternates:** Clayton Popik

**Absent:** Scot Etling, William Kremer

**Staff:** Michael Hlad, Economic Development Director and Zoning Inspector, Jendy Miller, 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, September 16, 2020.

Roll Call:

**Etling** = Absent

**Phillips** = Here

**Kremer** = Absent

**Knippenberg** = Here

**Shetty** = Here

**Popik** = Here

**Murdocco** = Here

**MOTION#2020-052**

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

**APPLICATIONS:**

**ZONING CONDITIONAL USE APPLICATION:**

**Applicant:** Paws of Purrfection

**Owner:** Paws of Purrfection

**Address:** 1304 Tallmadge Road

**Parcel:** 04-041-00-00-046-000 Zoned T-C

**Conditional Use Request:** The applicant is requesting a Conditional Use Permit to allow for a pet grooming business.

Present to speak on the case were Lisa Parker, Amber Beyers, and Stephanie Pacchio from Paws of Purrfection. Mr. Hlad explained this business was already approved but is moving to an adjacent property. They are moving the sign from the current location and adding a new window decal similar to what exists currently. The use is strictly grooming and bathing and no animals will be boarded on the site. Hours of operation are Tuesday through Saturday from 9am-5pm, and Sunday from 8am-4pm. Occasionally they will open on Mondays (especially around the holidays) due to a higher demand for grooming.

**MOTION#2020-053**

**Vince Murdocco** made a motion to grant the conditional use request with the hours as mentioned by Mrs. Parker. **Sean Phillips** seconded his motion and all members were in favor.

**ZONING CONDITIONAL USE 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

**Conditional Use Request: The applicant is requesting a Conditional Use Permit 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).**

Mr. Hlad said the new drawings that were submitted are very appealing with an abundance of brick and stone and he was happy with what was proposed. Ms. Miller said she had received three additional emails which are posted on the website. One email was regarding style of homes, another was related to sewer and stormwater runoff, and the third was voicing their opposition to the conditional use and variance request.

**MOTION#2020-054**

**Ed Shutt**y made a motion to acknowledge the board members had read all email correspondence posted on the website regarding this case. **Vince Murdocco** seconded his motion and all members were in favor.

Mr. John Walsh with GBC Design spoke about the sewer and stormwater concerns. He stated a pump station would be installed on Hickory Creek Road and will look similar to the one recently built on Cranberry Creek. It will drain by gravity. In regard to the drainage, the site mostly drains east to west and they are proposing two retention basins, one will discharge into the wetland area.

Mr. Patrick Long said the plan remains identical to what was approved in March of 2019 in terms of street layout, geometry, and lot count (106 lots). Ms. Miller read a response letter from Mr. Long into the record. The letter was in response to questions asked by the board at the previous meeting. It also mentioned that they have withdrawn their requests for wetland setback variances.

Mr. Long said they have submitted fifteen front elevations to the Zoning Department. They include multiple options with brick, stone, board and batten, and shake siding. He is pushing for a very appealing streetscape with upgraded trim details, craftsman columns, and windowsill details. Each house style will have four or five options for elevations. Mr. Long agreed to a minimum of 1,600 square feet for ranch-style homes. There was discussion over the minimum size of colonial-style homes and Mr. Long proposed 1,800 square feet. Mr. Hlad said the Fire Department has reviewed the plan and had no issues and the layout was passed along to the Portage County Engineers Office.

**MOTION#2020-055**

**Ed Shutt**y made a motion to approve the conditional use permit under the previously issued stipulations including any additional verbiage to the 1,600 square foot ranch and 1,800 square foot two-story home elevation features for the streetscape. They are also not to advertise any use of the Sugar Maple Hills amenities as their own. **Vince Murdocco** seconded his motion and all members were in favor.

**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: The applicant is requesting a variance for a side setback of 10' from open space. Per Zoning Resolution Section 400.10 56 L3, requirement for side setback from open space is 15'. Variance of 5' is being requested.**

This variance is being requested specifically for the lots that abut a walking path.

**MOTION#2020-056**

**Ed Shetty** made a motion to approve the sideyard setback to 10' (a variance of 5') on the lots that are adjacent to open space. **Sean Phillips** seconded his motion and all members were in favor.

**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: The applicant is requesting a variance for a building separation of 20'. Per Zoning Resolution Section 400.10 56 L5, the requirement for building separation is 35'. Variance of 15' is being requested.**

Mr. Long explained that these requests are identical to what was approved in March of 2019. They go hand in hand with the conditional use request in order to get a wider lot and more appealing streetscape. This is an effort to keep the streetscape from looking like it's mainly made up of garage faces.

**MOTION#2020-057**

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

It was determined that a fourth variance requesting a 10' side yard setback was not applied for; therefore the applicant will apply for such and appear at the next hearing.

**MOTION#2020-058**

A motion to approve the August 19, 2020 minutes as presented was made by **Vince Murdocco**. **Clayton Popik** seconded his motion and all members were in favor.

**GOOD OF THE ORDER:**

Mr. Hlad reported he has not received an application from Sheetz; however, he has received over 70 letters of opposition regarding the project. Once an application is received, the letters will be posted on the website along with the applicants submittal package. The next meeting will be set for October 21<sup>st</sup>.

**MOTION#2020-059**

**Ed Shetty** made a motion to adjourn which was seconded by **Vince Murdocco**. All members were in favor.

\_\_\_\_\_  
**Chairman Bruce Knippenberg**

\_\_\_\_\_  
**Vince Murdocco**

\_\_\_\_\_  
**Scot Etling**

\_\_\_\_\_  
**Sean Phillips**

\_\_\_\_\_  
**William Kremer**

\_\_\_\_\_  
**Ed Shetty**