

August 27, 2021

Brimfield Township
Letter for Conditional Zoning Certificate
4121 State Route 43
Brimfield, OH 44240
Attn: Michael Hlad

Legacy Development – Self Storage - 1188 Holiday Drive - Brimfield, OH 4424

Dear Michael Hlad:

Your department is in receipt of our Conditional Zoning submittal for the proposed Legacy Development – Self Storage project located at 4121 State Route 43 – Brimfield, OH 44240. With this submission, we feel that this project will meet the Township's Zoning Resolution and its following objectives:

- **Is in fact a conditional use as established under the provisions of Chapter 3 for the zoning district Involved:** Per Chapter 4, Section 400.10.B.52., Mini-Storage facilities are noted as a Conditional Use.
- **Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Brimfield Township Comprehensive/Land Use Plan of current adoption and the Brimfield Township Zoning Resolution:** Code research and conversations with Township officials have taken place to ensure that the proposed project has been designed to meet the standards stated throughout the Township's zoning ordinances.
- **Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:** The architecture, site layout, landscaping, etc., has been designed to be harmonious with the character of the general vicinity and improve upon the aesthetics and character what is out on the existing land today.
- **Will not be hazardous or disturbing to existing or permitted uses:** Given the nature of the proposed site, and previous similar sites that have been designed around the country, we believe that there will be no negative impact to the surrounding existing or permitted uses.
- **Will not be detrimental to property in the immediate vicinity or to the community as a whole:** Given the nature of the proposed site, and previous similar sites that have been designed around the country, we believe that there will be no negative impact to the surrounding existing or permitted uses.
- **Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer (where applicable), and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:** The proposed site has been designed to adequately serve the essential public facilities. Legacy Development is open to work with the public facilities and address any of their comments to best serve their requirements.

- **Will not create excessive additional requirements at public cost for public facilities and services and not be detrimental to the economic welfare of the community:** The proposed site is not intended to create excessive additional requirements at public cost for public facilities and services and not be detrimental to the economic welfare of the community.
- **Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons and/or property by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors:** The proposed project will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons and/or property by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- **Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares:** The proposed vehicular approaches to the property have been designed to not create an interference with traffic on surrounding public thoroughfares.
- **Will not result in the destruction, loss, or damage of a natural, scenic, environmental or historic features of major significance or concern to the community and to the ecosystem:** The proposed project will not result in the destruction, loss, or damage of a natural, scenic, environmental or historic features of major significance or concern to the community and to the ecosystem. The existing site is currently vacant and used to house an existing hotel site. The proposed site's architecture and landscaping will greatly improve the overall aesthetic to the site.
- **Will be in compliance with the Portage County Subdivision Regulations, the County Health District requirements and the County Building Code and all other applicable federal, state and local regulations:** The project will be designed to be in compliance with all county and applicable codes and regulations.

We greatly appreciate your partnership through your prompt review of these responses and for working with us and Allsup's to make the Permit(s) available as soon as possible, so construction may begin on this project.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Matt Yanda
Project Manager
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