

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of July 21, 2021

Present: Chairman Bruce Knippenberg, Ed Shutty, Vince Murdocco, Sean Phillips

Alternates: Clayton Popik,

Absent: Scot Etling, William Kremer

Staff: Michael Hlad, Economic Development Director and Zoning Inspector, and
Lauren Coffman, Zoning Secretary

CALL TO ORDER:

The Brimfield Township Board of Zoning Appeals meeting was called to order at 7:00 PM on Wednesday, July 21, 2021.

Roll Call:

Etling = Absent

Knippenberg = Here

Murdocco = Here

Phillips = Here

Shutty = Here

Kremer = Absent

Popik = Here

MOTION#2021-56

Vince Murdocco made a motion to approve minutes from the June meeting. **Sean Phillips** seconded his motion. All members were in favor. Motion passed.

MOTION#2021-57

Vince Murdocco made a motion to accept the agenda. **Ed Shutty** seconded his motion. All members were in favor. Motion passed.

SWORN IN

Gene Kiko – Kiko Auctions

Mr. Knippenberg began with the first agenda item, a conditional use application from Mr. Kiko.

Mr. Hlad stated that he had spoken with regional planning and the auctioneers, and the parcel that is being hesitated upon is the 3-acre parcel behind the German Club of America. This parcel if sold as is would be landlocked with no dedicated road to and from the property. The German Club of America is said to be purchasing the property. Regional Planning suggested holding off on the replat until that parcel was sold first. This was agreed upon by Mr. Kiko.

Mr. Knippenberg questioned which flag shaped lots were on the agenda to be approved that evening.

Mr. Kiko stated that both of the flag shaped lots were on the agenda for board approval.

Mr. Knippenberg asked as far as zoning was concerned, did both lots meet the minimum buildable requirements in that area.

Mr. Hlad confirmed that they did.

Mr. Kiko explained that the land could be purchased as separate parcels or all as one, for either a developer or someone who wants to put a house and have an abundance of land to hunt or use recreationally. The decision would be up to the buyer. The split is just there as a preliminary approval should the buyer choose to use the land for something other than a residential property. No development is planned at the time of the meeting.

MOTION#2021-58

Ed Shutty made a motion to approve the conditional use application for the parcel #1 flag shaped lot on the condition that it does not close before the out tract 3 acres is sold to the German Society, so the board does not create a land locked lot. **Vince Murdocco** seconded his motion. All members were in favor. Motion passed.

MOTION#2021-59

Ed Shutty made a motion to approve the conditional use application for the parcel #5 flag shaped lot on the condition that it does not close before the out tract 3 acres is sold to the German Society, so the board does not create a land locked lot. **Vince Murdocco** seconded his motion. All members were in favor. Motion passed.

Mr. Knippenberg stated that the second application was for a renewal of a previously granted conditional use application from Delta Builders.

No representative was present from Delta Builders. Mr. Hlad explained that the plan was the exact plan that was approved a year earlier, no changes were made, and the build was delayed due to COVID-19. The drawings presented were the same drawings from the previous year.

MOTION#2021-60

Vince Murdocco made a motion to approve the Conditional Use permit on the condition that no changes were made to the proposed site plan. **Ed Shutt**y seconded his motion. All members were in favor. Motion passed

Mr. Knippenberg asked for comments for the good of the order. Hearing none he asked for a motion to adjourn.

Set next meeting – August 18th, 2021

MOTION #2021-61

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

Chairman Bruce Knippenberg

Vince Murdocco

Scot Etling

Sean Phillips

William Kremer

Ed Shetty