

BRIMFIELD TOWNSHIP ZONING COMMISSION

MEETING MINUTES of July 8, 2021

Present: Chairman Ron Jones, Tom Johnson, Debbie Darlas, Tom Sargent, Patrick Blair

Alternates: Kolette Woloszek, Seth Hahlen

Absent:

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

CALL TO ORDER:

The Brimfield Township Zoning Commission meeting was called to order at 7:00 PM on **Thursday, July 8, 2021.**

Roll Call:

Jones: Here **Johnson:** Here **Darlas:** Here

Sargent: Here **Blair:** Here **Woloszek:** Here **Hahlen:** Here

MOTION #2021-22

Tom Johnson made a motion to accept the agenda. The motion was seconded by **Debbie Darlas**. All members were in favor. Motion passed.

MOTION #2021-23

Debbie Darlas made a motion to accept the May minutes as presented. The motion was seconded by **Patrick Blair**. All members were in favor. Motion passed.

MOTION #2021-24

Debbie Darlas made a motion to accept the June minutes as presented. The motion was seconded by **Tom Johnson**. All members were in favor. Motion passed.

Mr. Johnson stated that the evenings work session would surround the proposed zoning district changes based on the comprehensive land use plan. Mr. Johnson asked Mr. Hlad for a summary.

Mr. Hlad explained that based on the plan, the commission is starting to look into the zoning districts and make the necessary changes for the best use of the land in Brimfield Township. When looking at the land use plan, the I-C that was discussed at the previous meeting was changed to accommodate Mr. Weise's request. The first area of change, and the area with most residential complaints and issues is the G-C district along 43 that encompasses multiple residential roads and homes. Specifically, Brimfield Dr, Howe Rd and Sherman Rd. The

residential properties having a G-C zoning district creates challenges for the homeowners in this area who are wanting to expand and fix up their properties. Their homes become a non-confirming use within that district and all alterations have to come before the Board of Zoning Appeals for any alterations to the property. The odds of a commercial business landing that far off of 43, back into the residential neighborhoods is very slim, therefore the residents would benefit most from a zoning change in that area. Mr. Hlad asked for the boards feedback on the zoning in that area.

Mr. Johnson asked if he was suggesting going parcel by parcel down 43 and then consider reclassifying all the parcels that do not front on 43 for a zoning district change.

Mr. Hlad agreed that all the parcels that fall on the roads that come off of State Rt. 43 labeled G-C be looked at and considered for a zoning change to better fit the needs and help the residents in this area out by changing the zoning to a residential area.

Mr. Johnson asked about lot uses in that area and noted the obstacles homeowners face trying to refinance their homes in this district.

Mr. Hlad stated that this change will affect quite a few homes and the board should take a look at what's there and consider a zoning change. Mr. Hlad stated that as the water line progresses down 43, the business will start to develop that area.

A general discussion about the comprehensive land use plan, water lines, sewer, and future development along 43 and the cost of the installation ensued. The area where residential homes off State Route 43 are zoned G-C is a good place to start with the zoning changes.

Mr. Hlad asked that if any board members feel that another pressing area more than the G-C along 43 to please suggest it, otherwise he felt that that was the best place to start based off of the complaints of the residents.

Mr. Jones agreed that the G-C seems like the most pressing area to start.

Mr. Jones asked if anyone had anything for the good of the order.

A general discussion about township road projects and updates ensued.

SET NEXT MEETING:

Thursday, August 12th, 2021 at 7:00 PM is the next regularly scheduled meeting at the Brimfield Community Center on Edson Rd.

MOTION #2021-25

Debbie Darlas made a motion to adjourn which was seconded by **Patrick Blair**. All members were in favor, motion passed. Meeting adjourned.

Chairman Ron Jones

Vice Chair Tom Johnson

Patrick Blair

Debbie Darlas

Tom Sargent

Zoning Inspector Michael Hlad

Alternate Seth Hahlen

Alternate Kolette Woloszek