

**BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS**

**MEETING MINUTES of June 16, 2021**

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

**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, June 16, 2021.

Roll Call:

**Etling** = Absent

**Knippenberg** = Here

**Murdocco** = Here

**Phillips** = Here

**Shutty** = Here

**Kremer** = Absent

**Popik** = Here

**MOTION#2021-48**

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

**MOTION#2021-49**

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

**SWORN IN**

**Kathy Scott – 5040 Powdermill Rd**

**Joshua Bell – 1616 Howe Rd**

**Mark Ballin -**

Mr. Knippenberg began with the first agenda item, a variance request application from Mrs. Scott.

Mrs. Scott explained that the fence would be on the side yard, not facing the road. The fence would block the neighboring property, that has multiple junk vehicles on the property. The neighboring property is an eye sore and has been for many years.

Mr. Hlad explained that zoning has looked at the property next door and the neighboring property has had cars for 15+ years. All the cars are plated and running. Zoning saw no issue with the fence request.

Mr. Shutty questioned if the fence would keep within the parameters of the property line.

Mrs. Scott confirmed the fence would be on her property.

#### **MOTION#2021-50**

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

Mr. Knippenberg moved on to the next agenda item, a variance request from Mr. Bell.

Mr. Bell explained that the addition would be on the side of the existing home and come out 5 feet farther than the original house. Making it a 45-foot set back from the road instead of 50 feet. A 5-foot variance was requested. The closest home on the street is a quarter of a mile away with woods in between, there are no homes directly adjacent to the property in question. No neighbors can be seen from the property. All the homes on Howe Rd differ with how far back they are from the road, not uniform in nature. The main home will have a concrete step added to the front of the home but will not have a structure on it.

Mr. Phillips questioned if the existing structure would also be fixed up, noting the original home is not in the best shape.

Mr. Bell confirmed the entire place would be renovated.

Mr. Scott mentioned a previous variance on the land from the year 2019 that he was told about from the previous seller. After further research, it was found no variance was ever formally granted by the zoning department.

#### **MOTION#2021-51**

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

Mr. Knippenberg stated the next agenda item was a conditional use request from The Wave Car Wash.

Mr. Hlad explained, on The Waves behalf, that changes were made to the original plans to accommodate the comments from the fire department on emergency vehicle accessibility around the building on the site plan. The changes were made, and they are requesting approval on the new site plan. The plan satisfies all of the Fire Department concerns.

#### **MOTION#2021-52**

**Vince Murdocco** made a motion to approve the Conditional Use request. **Ed Shutty** seconded his motion. All members were in favor. Motion passed.

Mr. Knippenberg moved to the last item on the agenda, a variance request from The Wave Car Wash.

Mr. Bailin - Diamond Signs and Graphics, explained that the monument sign needed to be 1 foot higher than the code lists because the property is located on a slope, and the 6-foot height would not give the sign enough clearance to be seen clearly from the road.

Mr. Hlad stated that zoning saw no issue with the variance. The area is on a grade, and you simply would not be able to see it from the road.

**MOTION#2021-53**

**Vince Murdocco** made a motion to approve the variance request. **Sean Phillips** seconded his motion. All members were in favor. Motion passed.

The second variance from The Wave Car Wash, represented by Mr. Balilin, was for the wall sign to exceed the 177 sq.ft maximum limit.

Mr. Bailin explained that the building was situated sideways on the lot. The main façade faces the side auxiliary road instead of fronting on Tallmadge Road. The Wave is requesting to use the length of the front of the building to count for the sign on smaller wall that actually faces Tallmadge Rd. The side wall, which faces Tallmadge is 35 feet vs the actual front of the building, that faces the side road, is 120 ft. Requesting a larger sign face for clear visibility from the main road.

Mr. Hlad stated that the signs do not look excessive, and the signs are aesthetically pleasing. Zoning saw no issue with the request.

**MOTION#2021-54**

**Ed Shutt**y made a motion to approve the variance request. **Sean Phillips** seconded his motion. All members were in favor. Motion passed.

Mr Knippenberg asked if any members had anything for the good of the order.

A general discussion on virtual vs live meetings ensued. The next meeting would be in person at the Brimfield Community Center.

**Set next meeting – July 21<sup>st</sup>, 2021**

**MOTION #2021-55**

**Ed Shutt**y made a motion to adjourn which was seconded by **Clayton Popik**. All members were in favor. Meeting adjourned.

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**Chairman Bruce Knippenberg**

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**Vince Murdocco**

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**Scot Etling**

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**Sean Phillips**

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**William Kremer**

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**Ed Shetty**