

**Brunswick Hills Township
Board of Zoning Appeals
Public Hearing Meeting Minutes
July 11, 2018**

PUBLIC HEARING MEETING

Call meeting to Order: Chair Bitto called the July 11, 2018 Brunswick Hills Township Board of Zoning Appeals Public Hearing to order at 7:00 p.m.

A Roll Call of the Board was Executed

- **Board Members in Attendance:** John Bitto (Chair), Chris Schigel (Vice Chair), Jessica Murphy, Kimberley Hall, Cliff Kersten,
- **Alternate Board Members in Attendance:** Daryl Lucien, Robert Murphy
- **Others in Attendance:** Trustee Michael Esber, Zoning Liaison, Mary Jean Milanko, Zoning Secretary
- **Not in Attendance:** Evelyn Czyz, Zoning Inspector

Swearing in of New Board Member: Trustee Esber swore in Robert Murphy as a new Alternate Board Member.

Chair Bitto stated a quorum is present and the meeting is being taped for the record. The Brunswick Hills Township Board of Zoning Appeals acts within the authority of Sec. 519 of the Ohio Revised Code.

Approval of the June 6, 2018 Minutes: Mr. Kersten made a motion to approve the minutes as submitted. Ms. Hall seconds the motion. **Roll Call:** Ms. Hall-yes; Mr. Kersten-yes; Ms. Murphy-yes; Mr. Schigel-yes; Mr. Bitto-yes. Motion carries to approve the minutes.

New Business:

Conditional Zoning Certificate request by Applicant: Withers Design Group, 1250 Chambers Road, Columbus, OH 43212 (Property Owner: Sanctus LLC, 10940 S. Parker RD, Parker, Colorado 80134) for Congregate Housing for the Elderly for property located at 880 Pearl Road, Brunswick, OH 44212; PP#001-02A-21-008 and PP#001-001-02A-009; Zoning District C-2, per Section 408-2B-14 Conditionally Permitted Uses.

Chair Bitto asked the applicant(s) to come forward to present their case. **Withers Design Group** approached the podium and placed an enlarged concept site plan on the easel. [Note: not submitted for the record]

Testimony & Evidence/ Questions by the Board

1. **Becky Andrews, Withers Design Group, 1250 Chambers Road, Columbus, Ohio 43212 was sworn in.**

Ms. Andrews stated we are asking for a Conditional Use Permit for Congregate Housing for the Elderly at 880 Pearl Road. Ms. Andrews stated we have a conceptual plan to include a 100 unit congregate housing building and then we are also planning on doing some cottage style houses at the back of the site. Ms. Andrews stated we understand there is a list of rules and regulations that are involved, 23 in fact, that we are expected to comply with. Chair Bitto stated yes per Sec. 804-11. Ms. Andrews stated we are at a conceptual state at this point but we are perfectly willing to comply with all requirements and work with your Zoning Inspector to ensure that.

Ms. Andrews stated there are riparian areas on the back of the site that we understand we will be staying clear of per the 25 foot setback requirement. Mr. Bitto asked how many feet off the back of the property are you going to develop. Ms. Andrews stated quite a lot, about 500 – 800 feet, but I haven't actually measured it. She pointed to the back of the property and noted the large riparian area and stated we are not allowed to cross any

of that at all so the back part of the site is completely undeveloped and it will stay as it is. Mr. Bitto asked, both sides north and south? He asked how close they will be going to the abutting properties. Ms. Andrews stated there is a required 30 foot required setback so we will not be infringing on that.

Mr. Kersten referred to the drawing submitted for 880 Pearl Road (Exhibit 1) and said it runs parallel with Patricia Drive and asked how close will be. Mr. Bitto stated there is at least a 30 foot setback requirement. Mr. Kersten asked on the depth of the property if they will be going the full length to the back on the Patricia Drive side? Ms. Andrews stated the back half of the site won't even be developed. Ms. Andrews referred to the large concept map and pointed out the areas Ms. Andrews referenced the plan and stated we have about 500 feet from here to here and this is about another 500 feet here, so we would say probably 500 feet past where that road comes up. Mr. Kersten asked if the way you have this drawn, are going all the way down. Mr. Bitto and Ms. Andrews stated "the property" is that long but they are not developing on the back half of the property. Ms. Andrews stated the development will all be mostly to the front of the property which is the Commercial Zone; so it is all trying to be as close to Pearl Road as possible.

Mr. Kersten stated ok so you are going about half to three-fourths back. Are there plans for a future phase that goes all the way back? Ms. Andrews stated that is not possible. Ms. Hall stated they can't because there are riparian setbacks on the back of the property. Ms. Andrews pointed to the large riparian area on the concept map and stated you can see that would be impossible.

Vice Chair Schigel asked if there are current structures on the property that would need to be taken down. Ms. Andrews stated maybe one or two houses. Mr. Kersten stated he thought there was a big brick house and a garage on the property. Ms. Andrews said those would be torn down.

Vice Chair Schigel asked what is the width of the tree line, because he knows during construction you have to rip down so much, so what would be the width of the tree line do you think between that and Patricia Drive? Ms. Andrews pointed to the map and stated this is 309 feet here so I would say 600 feet perhaps? Mr. Kersten asked if she had a specific measurement drawing on that. Ms. Andrews stated she could get the specific information if needed. Mr. Kersten stated that wouldn't be necessary. Ms. Andrews stated our property doesn't even come close to Patricia Drive so she didn't realize that might be something you would need. Mr. Kersten stated he didn't know about other Board members but he would like to see a specific measurement into that area.

Chair Bitto also referred to sheet submitted of 880 Pearl Road (Exhibit 1) and said looking at the highlighted area that says "880 Pearl Road", that is the property, correct? Ms. Andrews stated that is correct. Mr. Bitto said so from there south you have a whole other parcel. Ms. Andrews stated there is a parcel there. Mr. Bitto stated it's 219 feet plus 319 feet according to the map. He said so you are over 300 feet property line to the back of the street property line, plus where they place the building on your property. Ms. Andrews said correct. Mr. Bitto stated so in theory you would be looking to develop the center front portion of 880 Pearl Road. Ms. Andrews said that is absolutely correct. Chair Bitto stated so that buys you more footage between them and then they don't come close to the back of the property at all. Mr. Bitto asked if everyone on the Board understood that. The Board agreed and said that made it a little more clear. Mr. Bitto stated it is a substantial distance away.

Ms. Murphy reconfirmed with Ms. Andrews that you are never going to develop that green space, you are just going to leave it? Ms. Andrews stated again it's not possible. Chair Bitto also stated again it is not possible because of the riparian area. Ms. Andrews referred to the large concept map and stated we cannot build on any of this green area back here – we would have to build a substantial bridge just to get back there and even then the grading is not favorable for development.

Ms. Hall stated it says on here Recreation Area. Ms. Andrews stated there is a flat area back here and it is a little bit of an area that is a little bit flat and then it slopes way down so that we thought would be a good place to have trail or possibly some gardens but it wouldn't be an area that we could necessarily develop. Ms. Hall asked about the trails and stated her concern about bringing concrete back there. Ms. Andrews stated we haven't planned anything back there but she assumed they would comply with whatever is required. Ms. Hall stated the term "recreation area" concerned her as it is a pretty broad term. Mr. Bitto agreed and said at this point yes but in looking at this he asked the applicant- have you done any boring (earth) samples yet? Ms. Andrews stated they have not done any boring samples yet so we aren't really sure what areas are favorable for that. Mr. Bitto stated to the Board the map that you are looking at is somebody's dream and they know they cannot develop the back half of the property. Ms., Hall stated we understand this is a concept plan. Mr. Bitto stated they are not going to be able to bring in equipment in there to do anything. Ms. Hall agreed with that statement.

Mr. Schigel asked, if this plan would be altered after going before our Board and samples and all that, will they be required to come back? Mr. Bitto stated no because they are here to get a Conditional Use Zoning Permit to use that property that way to make sure they comply with everything. Ms. Hall said so would that mean we are stamping our approval on "said recreation area" regardless of what that might entail meaning they could put in a tennis court in if they want to? Chair Bitto stated they can't build back there; they have to be a 35 foot minimum setback from that area. Ms. Hall said ok so how is recreational area even marked if they can't do anything back there. Mr. Bitto stated again this is a concept plan; somebody's wish list. Ms. Hall said yes, but what if we ok it. Mr. Bitto stated we can stipulate that the recreational area couldn't be in there. Ms. Hall said thank you that is what I was looking for because if it's not supposed to be touched then it's not supposed to be touched.

Mr. Schigel said so we are looking at a 100 unit facility for the elderly, if we grant this tonight can they build a 200 unit facility if it complied with everything? Mr. Bitto said we can put in a stipulation that says 100 units is the maximum size of the building. Ms. Hall stated there are 21 additional units planned. Mr. Bitto asked the applicant if the 21 units are satellite pods separate from the 100 unit building. Ms. Andrews stated correct. Mr. Bitto stated we can't tell them where to put it on the property but we can limit the maximum number and that would stop all future development, even though they have no intention for future development.

Public Input/Testimony and Evidence

1. **Miriam Hopkins, 4598 Boxwood Drive, Brunswick was sworn in.** Ms. Hopkins stated she has been here 47 years. She lives in Brunswick but behind her is Brunswick Hills and there is a ravine back there and she wanted to know if they a coming over that ravine to build closer? The Board referred to Exhibit 1 map. Mr. Bitto referred to the enlarged concept site plan and stated on that map everything that is dark green is the riparian area. Mr. Bitto asked Ms. Andrews to explain the area that Ms. Hopkins asked about. Ms. Andrews pointed to the riparian area and to Boxwood Drive area. Ms. Andrews stated your house is behind the property and this is the ravine that you are talking about and we are staying very far from that area to the east. Mr. Bitto confirmed that they cannot do anything back in the dark green riparian area.

2. **Colleen Crowley, 4614 Persimmon Lane, Brunswick was sworn in.** She stated her main question is what you will have affecting the creek. She stated they bought their property about four years ago and when we first moved in the creek was really quiet and gentle. She said she found out from the President of the HOA that somebody up near Pearl Road tore out three big trees which really changed things. She said the creek now has changed direction and it is eroding the roots of her trees and coming closer to her property. She said her main concern is what you are doing with the creek. Ms. Crowley said apparently a number of years ago some of the property owners agreed to do something with the creek to make it go more in a straight line to correct all of this before it got so bad, but one homeowner built a fence or a bridge so they couldn't do it. She asked the applicant if they will be doing anything that will affect the creek in any way with this development. Ms. Andrews stated we should not be affecting the creek. We will be held to stringent standards with runoff water

and will have to have a whole system in place. Mr. Bitto stated if this is approved, their next step is to go to Medina County and they will do the watershed development plan for them. Mr. Bitto stated that is out of our hands as Medina County will tell them what they have to do for storm water runoff. Ms. Crowley said so maybe they can do something to slow down that creek a bit. Mr. Bitto said they may have to but nobody here tonight can answer that. Ms. Crowley asked who she can contact in the near future about this. The Board referred her to Medina County Storm Water Management.

3. Henry Hoffman, 7902 Salsbury Dr., Parma was sworn in. Mr. Hoffman said there was reference by Ms. Andrews about Patricia Drive which appears to be the lower portion of the map and stated Patricia Drive is north of there just in case there was an issue with that. Mr. Hoffman referenced the property next to the proposed development and stated there hasn't been a structure on that property since 1940. Secretary Milanko asked if Mr. Hoffman had an address or parcel number for the property he is referring to. Mr. Hoffman said there is no address, it's a vacant lot, but it is associated with 916 Pearl Road. Someone asked if that was near Hoffman Tree Service. Mr. Hoffman stated that is Hoffman Tree Service. Mr. Bitto stated when they generate their information it is coming off of Tax Maps. Mr. Hoffman stated yes and you have Tax Maps that are really old and really bad.

Mr. Hoffman asked if there are any proposals for traffic control for that particular driveway / intersection or wherever it is going to be? He wanted to know if this is the point in time where we should ask those questions? Mr. Bitto said you can ask, we can't tell you that today. He said when they start their permitting process, that is when all of those questions come up. Mr. Kersten asked if the applicant's had an engineering study done on traffic. The applicants said no. Mr. Hoffman stated along Pearl Road you have two traffic lights at Grafton Road and Hickory Ridge and there is nothing in-between. He said when church lets out and the way those lights are timed it creates traffic problems. He said if this is going to be a 100 unit proposal, there may be a significant amount of traffic in and out of there. Ms. Andrews stated, keep in mind this is elderly congregate housing so there is a good chance most of the residents don't drive. Mr. Hoffman stated he understands that but people will be in and out visiting and it adds to the traffic congestion on Pearl Road. Trustee Esber asked the applicant if they will be using a bus service in and out of there for people to travel? Trustee Esber said most of these types of facilities use buses. Ms. Andrews stated there most likely will be. Trustee Esber said it shouldn't create too much traffic. Mr. Bitto stated either way it is going to affect traffic. Ms. Hall agreed and said they will have family coming and going to visit there.

Ms. Hall asked if there is another facility in this area that this proposed project would be comparable to. Ms. Andrews stated she is somewhat familiar with the area but not enough to list comparable projects. Trustee Esber referenced Plum Creek on Marks Road, which is also a type of assisted living facility. Ms. Andrews stated their project will probably be a little less assisted living. Ms. Hall said so independent living. Ms. Andrews said right, there will be some services so it's like one step up from a heavy medical assisted living facility. Ms. Hall stated and those 100 units will all be in one facility so she was wondering if it might be like the Masonic Home in Medina on Rt. 18. Ms. Crowley asked if the units will have kitchens and be like little apartments. Ms. Andrews stated very similar but probably not full-scale kitchens.

Discussion by the Board on Limitations and Conditions

Mr. Bitto asked the Board for discussion on limitations or conditions. Ms. Hall stated she wants the label of "Recreation Space" removed. Ms. Hall also wants to put a limitation on the number of units and a limit on the number of free-standing units they can build. Mr. Bitto asked if the applicants had any objection with that. Mr. Bitto stated, we as a Board, don't know the exact footprint of the development because you haven't done any boring samples yet. He said should the configuration change we want the maximum amount of units to remain as shown on your concept plan.

Walter Withers, Withers Design Group, 1250 Chambers Road, Columbus, Ohio 43212 was sworn in.

Mr. Withers stated he sees no reason why we should vary that, we are showing 121 units maximum; that is our proposal. Mr. Bitto referenced the recreational area in the back of the property. Mr. Withers asked what the objection is with that again please. Ms. Hall stated the label of recreational area concerns her because it opens the door to laying concrete, or putting smaller buildings back there. Ms. Hall stated even if you said it will be a garden, that still entails taking equipment back there. She said it is not specific enough and thinks “recreational space” can cover a pretty broad spectrum. Mr. Withers said our intent is to provide an area back there that is very natural that does not have concrete paths. He stated it would be some kind of harder surface like the chips you put down in recreation areas, so it would be a place that the residents could be taken for a picnic. He said there would be a shelter house back there in our concept, but he didn’t think the population who lives there would be walking back in masses. Mr. Withers stated we would not invite vehicles to go back there.

Mr. Kersten asked about the materials to be used for the shelter house. Mr. Withers said it would not be a large open sided barn or anything like that, it would be more like a gazebo, possibly a picnic shelter. Mr. Kersten asked if there would be a concrete pouring. Mr. Withers stated possibly a concrete floor in a limited area of the building, but it wouldn’t necessarily fall under the building code because it is not going to be enclosed or heated. He stated we are doing a project right now in Newburgh in Geauga County where they have a gazebo which is a purchased item made of vinyl but it is going on a concrete pad. Mr. Kersten stated he agreed with Ms. Hall that he didn’t want to see concrete going back in that recreational area. Mr. Bitto stated keep in mind there are restrictions in place on how close they can build to that area. He said they can’t do anything within 35 feet. Mr. Withers stated yes, there is a mandated setback from the stream that is classified as a riparian way. Mr. Withers stated there is enough space back there that in our plans we can make a very nice recreation area that doesn’t even come close to that area. Ms. Hall still expressed concern. Mr. Bitto stated we can put a stipulation that when the plans are developed for the recreational area that they come back with the site plan for our review. Trustee Esber stated you can have them come back with that.

Trustee Esber stated his concern that he did not see any retention basins on the plans. Ms. Andrews stated we have not done any planning for that yet, but we will address that with the engineers when that time comes. Mr. Withers stated there are laws and codes out there that start at the State, the County and the EPA that we will have to live by for storm water management and we will be working with civil engineers to meet all the codes.

Ms. Andrews said, back to the recreation area, Sec. 804-11, #11 of BHT Zoning Resolution states:

Sec. 804-11 Congregate Housing For The Elderly

- 11. A minimum of a one (1) acre park shall be provided which shall contain no parking, streets or buildings, with the exception of a shelter house, gazebo, or similar structure.*

Ms. Andrews stated so it is a requirement to have a park to get the Conditional Use Permit per the code, but it will not contain streets, buildings or parking, with the exception of a shelter house, a gazebo, or similar structure. Ms. Andrews said if you want us to restrict that further, then we are at your mercy, but that is what your code states. Mr. Bitto asked what the lot size is. Ms. Andrews stated almost 20 acres. Ms. Andrews stated, once again, most of the “recreational activities” will be happening in or near the buildings. Most of the population will not be venturing back towards the woods. Ms. Murphy stated that she agreed with that and said they are building for elderly people so there will not be a large number of people going back there to hang out. Ms. Hall stated if this Board approves it something could be built back there. Ms. Hall asked if they can bring dirt in? Mr. Withers stated he didn’t see a need to bring dirt in. Mr. Bitto stated again, there is no way they can affect that riparian area; that has to stay profiled the way it is. Mr. Bitto stated so if you take that knowledge and the riparian setback area, he didn’t think it could physically fit it there and said he sees the recreational area being closer towards the building but no one is going to know that until they go to the County. Mr. Bitto stated we are giving them the ability to take their next step; we aren’t giving them any other restraints other than the total number of units they can build and all of the conditions

that they are meeting. Mr. Bitto stated so they can say whatever they want as long as they stay within those guidelines.

Mr. Kersten asked if the 21 units attached will have garages. Ms. Andrews stated yes. Mr. Kersten asked double or single. Ms. Andrews stated probably double. Mr. Bitto asked if this is a phased project? Will you build the 100 unit building and then phase into the pods? Mr. Withers stated its awfully hard to phase the building of a 100 unit building. Mr. Bitto stated he could see building the front then as needed or as required to do the pods in the back. Mr. Withers stated the 100 unit building is certainly the first phase and then at least some of the outbuildings.

Mr. Schigel asked if this is a one story or two-story building. Mr. Withers stated the large building up front could be a three-story building, which is what your code allows; but most likely it will be a two-story building. Mr. Withers stated we are still at the conceptual stage so we still have a lot of due diligence to do on this.

Mr. Bitto asked Trustee Esber if he had any input on this project. Trustee Esber stated he talked to our Zoning Inspector on several occasions and she does not see any barriers and said they've met every code that she explained to them. Trustee Esber stated he understands the concerns that Ms. Hall has on the recreational area, but all of this has to go to the Medina County Planning Commission. Mr. Bitto stated yes, they will also have go to Storm Water Management with drawings and plans. **Collen Crowley** asked about how long until you can actually start building; weeks, months or a year? Mr. Kersten stated this Board can't answer that tonight because they have to go to Storm Water Management and the Medina County Planning Commission and that takes time. Mr. Withers stated it is hard to say but our intent would be to move as fast as we can within the realm of what we have to do and said it is safe to say construction will not start next month, but hopefully before next year.

4. Ron Clement, 808 Pearl Road, was sworn in. Mr. Clement asked if this project can be done without City water. Mr. Withers stated yes; we understand your water situation and Cleveland Water has an 18 inch pipe right out front, but there is some sort of prohibition against us from tapping into it from the Brunswick Hills side so we are prepared to drill our own wells and will have our own domestic water system with firewater that serves off the wells. He said there will probably be two or three wells and we work with a civil engineer who does water systems and is working on another project of ours in Geauga County. Mr. Withers stated the engineer knows where the water is in this area and we believe there is adequate water. We will have three wells, one for redundancy to serve our needs and probably a 25,000 gallon storage tank for firewater as well. Mr. Clement asked if he thought that would be enough for all of the units. Mr. Withers stated that is for firewater, the drinking water is separate. Mr. Bitto stated they would have to follow guidelines as far as filtration and the uses for it. Mr. Bitto stated that from past experience, firewater supply and domestic water supply are usually separate, and somewhere down the line is a combined redundancy pump just in case. Mr. Clement asked what firewater is. Mr. Bitto stated it's the sprinkling system. Mr. Withers stated the larger 100-unit building will have a fire suppression system in it that we have to follow per code. Trustee Esber stated the Ohio Senate is on recess right now but there is a House Bill 620, if approved, will give communities and townships like ours water without annexation. Trustee Esber stated that is in front of the House right now and he is following it and working with Medina County and Cleveland Water. Trustee Esber stated he is prepared to do the wells, but we are doing everything on our end to help get water. Ms. Hall said they won't make that a mandatory hook-up will they? Trustee Esber stated it is not mandatory, you have the choice to pay for a connection or waiting until you want to connect, but they can't force an annexation. Ms. Hall and Mr. Bitto asked if the well system they put in is for the entire community (project). Mr. Withers stated yes. Mr. Bitto said so the individual buildings will be tied into that. Mr. Withers confirmed yes.

Discussion by the Board on Conditions and Motion to Approve Conditional Zoning Certificate for 880 Pearl Road, Brunswick Hills Township

Mr. Schigel stated he thinks the Board should put in a stipulation for the 100 units and then for the Board to be comfortable on the Recreational Area when they are finished finalizing that plan they come back to present the plan.

Motion to Approve: Mr. Schigel made a motion to approve the application request as presented to the Board for a Conditional Use Zoning Permit with the following conditions. **Discussion on the motion:** Secretary Milanko stated on the application request there are two parcel numbers listed, one for 880 Pearl Road and 886 Pearl, the lot next to it. She asked if they are only putting in the request for Congregate Housing on 880 Pearl Road, is that correct? Mr. Withers stated request is intended for both of those parcels. Secretary Milanko stated then we need to include both of the parcel numbers in the motion. Ms. Hall stated according to their application request, there is only one parcel highlighted on the plan (Exhibit 1) and that's a problem because now we have to match up parcel numbers. Ms. Hall asked if the "build" will extend past two parcels. Mr. Schigel stated it looks like it is centered between the two parcels. Ms. Andrews stated we wouldn't meet the street frontage if we only used one parcel of the two; so it is the two parcels combined. Ms. Hall asked then why is there only one parcel highlighted on this document and asked if you submitted this to our Zoning Inspector. Ms. Andrews stated Evelyn (Zoning Inspector) helped us but it should be both of those parcels. Ms. Andrews pointed out the parcels on the Board's copy. Secretary Milanko stated she just wanted to be clear what we are talking about when approving the request because there is definitely two parcels listed on the front page of this application request (Exhibit 2), but only lists the address of the property as 880 Pearl Road; the other parcel may not actually have an address if it's not listed. Mr. Bitto asked the applicants, your initial Congregate building of 100 units is going to be locked in at 100, correct? Mr. Withers asked if they had any latitude on that at this point? Mr. Bitto said if you are going 121 units total, you are going to have to take away from one to put it in the other. Mr. Withers stated he understood what he was saying so the max will be stated as 121 units with 100 in the larger building and 21 out buildings. Mr. Kersten stated if you want to go more, you would have to come back before the Board. Secretary Milanko asked what the terminology is for the 21 out buildings and asked if they are called "attached single-family housing units per their application. Ms. Andrews stated yes.

Motion to Approve Restated: Mr. Schigel made a motion to approve the application request for a Conditional Use Zoning Permit as presented to the Board for Parcel #001-02A-21-008 and Parcel #001-02A-21-009 with the following **Conditions:**

1. Maximum 100 units total for the larger Congregate Housing facility
2. 21 maximum single-family dwelling units
3. As plans are finalized they come before the Board to present their recreational site plan for approval

Mr. Kersten seconds the motion. **Roll Call:** Ms. Murphy-yes; Mr. Kersten-yes; Ms. Hall-yes; Mr. Schigel-yes; Mr. Bitto-yes. Motion carries to approve by 5 yes votes to 0 no votes.

Process to Appeal a Decision: Chair Bitto read the following statement per the Brunswick Hills Township Operational ByLaws: *Any person adversely affected by a decision of the Board of Zoning Appeals, may appeal to the Court of the Common Pleas of Medina County on the grounds that such decision was unreasonable or unlawful. They have 30 days from the date the decision letter is signed to appeal.* Mr. Bitto stated we will not sign our decision letter until our next meeting and the letter is mailed by Certified Mail.

New Business: None

Additional Business:

1. **Sign Decision Letter for 2001 Baintree Court:** Mr. Kersten made a motion to accept the decision letter as submitted, sign and send to the applicant. Mr. Schigel seconds the motion. Roll Call: Ms. Murphy-yes; Ms. Hall-yes; Mr. Kersten-yes; Mr. Schigel-yes; Mr. Bitto-yes.

Public Comment: None

Announcement of Next Meeting Date: Wednesday, August 1, 2018 @ 7 pm

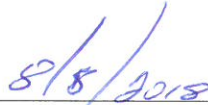
Motion to Adjourn: Mr. Kersten made a motion to adjourn the meeting. Mr. Schigel seconds the motion. **Roll Call:** All in favor to adjourn. Meeting officially adjourned at 8:13 p.m.

Respectfully Submitted,

Mary Jean Milanko, Zoning Secretary



John Bitto, Chair



Date

EXHIBIT 2:
WITHERS DESIGN GROUP
BZA 7/11/2018

BRUNSWICK HILLS TOWNSHIP
1918 Pearl Road
Brunswick, Ohio 44212
BOARD OF ZONING APPEALS

Date of Application 6.5.18 Zoning Receipt 2018-078

Print all information below

All information must be provided prior to submittal

Fifteen (15) copies off all supporting documentation must accompany this application

(X) Conditional Zoning Certificate () Request for Appeal () Conditional Renewal

Applicants Name Withers Design Group Contact Phone 614.705.1603

Mailing Address 1250 Chambers Rd. Columbus, OH 43212 Suite 110

Address of Property 880 Pearl Rd. Brunswick, OH 44212

Permanent Parcel Number 001-02A-21-008, 001-02A-21-009 880 Pearl

Owner's Name Sanctus LLC 880 Pearl Contact Phone 720.635.4339

Mailing Address 10940 S. Parker Rd. PARKER COLORADO 80134

Zoning District C-2 Sub-section 408-2B-14

Previous Request () Yes (X) No

Reason for this Application:

Request for conditional use permit for Congregate Housing for the Elderly

This application must be submitted with 15 copies of all appropriate documentation attached.

Signature of Applicant [Signature] Date 6.5.18

Date Received 6/6/18 Fee Paid [REDACTED] Check Number [REDACTED] Meeting Date 7-11-2018 BZA

The Board of Zoning Appeals meets at the Town Hall, 1918 Pearl Road, Lower Level, 7p.m.

[Signature]
Brunswick Hills Township Zoning Inspector

June 6, 2018
Date Received