

Brunswick Hills Township Board of Zoning Appeals Special Meeting Minutes June 3, 2020 (Township Hall)

Brunswick Hills Township Board of Zoning Appeals Special Meeting Minutes – Township Hall June 3, 2020

Open Special Meeting

Chair Kersten called the Brunswick Hills Township Board of Zoning Appeals Public Hearing meeting to order at 6:01 p.m. A roll call of the board was executed.

- **Board Members in Attendance:** Cliff Kersten, Chris Schigel, Kimberley Hall, Robert Murphy
- **Alternate Board Members in Attendance:** Ron Wetterman
- **Board Members not in Attendance:** Daryl Lucien, Alternate
- **Others in Attendance:** Evelyn Czyz, Zoning Inspector, Wes Humphrey, Assistant Zoning Inspector, Trustee Christina Kusnerak, Zoning Liaison, Anthony Strazzo, Fire Chief, Mary Jean Milanko, Secretary

NEW BUSINESS: Set Meeting Schedule for BZA Cases

Chair Kersten stated we have four cases before the BZA and we were told by the Trustees that we have to move forward with them, so the purpose of this meeting is to set dates for the hearings.

(1.) Conditional Zoning Certificate request by Andrew Schmieder, 33823 Neff Road, Medina, OH 44256, to build a 40x100 (max) auto repair shop on Parcel #001-102A-22-106 (Township Tract No.1, Lot No. 10, Brunswick Hills vacant lot on Marks Road) per C-1 Local Commercial District, Sec. 407-2B #8, Subject to Subsection 804-15. Current Zoning District: C-1.

(2.) Conditional Zoning Certificate request by Kevin and Tonya Aine, 2214 Substation Road, Brunswick, Ohio 44212 to conduct special events periodically on their residential property located at 2214 Substation Road, per Rural Residential District, Sec. 402-B #8; subject to Subsection 804-1. Parcel #001-02C-16-014. Current Zoning District: RR Rural Residential.

(3.) Variance Request by Marblewood Homes, 520 South State Street, Westerville, OH 43081 for a single-family Residential Condominium development for property located at 5182-5200 Center Rd., PP#001-026-01-006, Current Zoning: R-1 Residential, subject to Zoning Resolution Sec. 403-3 Lot Requirements and Sec. 403-4 Setback Requirements.

(4.) Variance Request by Michael S. Beard, 2512 Muntz Rd., Valley City to build a single-family residence to the rear of property located at 5167 Sleepy Hollow Rd., Valley City OH. PP#001-02C-15-005. Current Zoning: RR Rural Residential, subject to Sec. 303-5 General Regulation of Lots.

Chair Kersten asked the secretary how much lead time we need to schedule the cases. Secretary Milanko stated each case has to be advertised in the newspaper and letters to the nearby residents have to be sent at least 10 days in advance of the hearing. The Board looked at June 17th and June 18th as possible hearing dates. Chair Kersten stated I don't think we can schedule them all for one night due to Covid restrictions. Ms. Hall stated that is a very valid point because if you look at the subject of these meeting requests, the one for Marblewood Homes may be a large audience.

Mr. Kersten asked the Zoning Inspector if she had inquiries from residents for the Substation & Sleepy Hollow Road request for special events. Ms. Czyz stated she has not received inquiries from any of the residents. Ms. Hall stated we could probably hear case #2 and case #4 on the same night. Ms. Hall suggested the Marblewood Homes hearing be scheduled on its own night. Ms. Czyz stated she has

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received calls for the Marblewood Homes case asking about attending the meeting, but no negative comments.

The Board discussed June 17th and 18th for hearing dates and all board members were available. Chair Kersten conferred with Trustee Kusnerak and she stated that would work and the Diamond Event Center is available for our use any week night.

MEETING DATES CONFIRMED BY THE BOARD:

Wednesday, June 3, 2020 @ 7 p.m. at Diamond Event Center

- (1.) **Conditional Zoning Certificate request by Andrew Schmieder, 33823 Neff Road, Medina, OH 44256**, to build a 40x100 (max) auto repair shop on Parcel #001-102A-22-106 (Township Tract No.1, Lot No. 10, Brunswick Hills vacant lot on Marks Road) per C-1 Local Commercial District, Sec. 407-2B #8, Subject to Subsection 804-15. Current Zoning District: C-1.

Wednesday, June 17, 2020 @ 7 p.m. at Diamond Event Center

Case #(2.) Conditional Zoning Certificate request by Kevin and Tonya Aine, 2214 Substation Road, Brunswick, Ohio 44212 to conduct special events periodically on their residential property located at 2214 Substation Road, per Rural Residential District, Sec. 402-B #8; subject to Subsection 804-1. Parcel #001-02C-16-014. Current Zoning District: RR Rural Residential.

Case #(4.) Variance Request by Michael S. Beard, 2512 Muntz Rd., Valley City to build a single-family residence to the rear of property located at 5167 Sleepy Hollow Rd., Valley City OH. PP#001-02C-15-005. Current Zoning: RR Rural Residential, subject to Sec. 303-5 General Regulation of Lots.

Thursday, June 18, 2020 @ 7 p.m. at Diamond Event Center

Case #(3.) Variance Request by Marblewood Homes, 520 South State Street, Westerville, OH 43081 for a single-family Residential Condominium development for property located at 5182-5200 Center Rd., PP#001-026-01-006, Current Zoning: R-1 Residential, subject to Zoning Resolution Sec. 403-3 Lot Requirements and Sec. 403-4 Setback Requirements.

Ms. Hall asked Chief Strazzo if a Fire Department representative can attend on June 17th and June 18th. Chief Strazzo said they can attend on June 17th but not the June 18th for Marblewood Homes. He said we will give the board a summary of the talks we had with the developer and things we came up with. Chair Kersten said if you want to be at that meeting, we will reschedule it for a different day. Chief Strazzo said no that is ok because we worked out the fire needs with the developer and we will send you that summary report. Secretary Milanko stated she has the Fire Department Inspection report for 2214 Substation Road property for the board and asked if there was a report for the Marks Road auto body request and 5167 Sleepy Hollow Road request. Chief Strazzo stated there is not a report for the Marks Road or the 5167 Sleepy Hollow Road request because we didn't have any concerns at those locations.

Chair Kersten asked if there were additional comments or questions by the board. Mr. Murphy asked when are we going to sign the decision letters for these cases? Vice Chair Schigel asked if we should cancel the July 1st meeting and schedule it two weeks later? Chair Kersten said we can't discuss or make any decisions on that at this meeting, we would have to wait until we get to the Diamond Event Center for the public hearing case. End of discussion.

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Motion to Approve BZA Rescheduled Hearing Dates

Ms. Hall made a motion that the BZA confirmed the hearing schedule for:

June 3, 2020 @ 7 p.m.

Case #(1.) Andrew Schmeider, Marks Road autobody repair shop request; June 17, 2020 @ 7 p.m.

June 17, 2020 @ 7 p.m.

Case #(2.) Conditional Zoning Certificate request by Kevin and Tonya Aine, 2214 Substation Road, Brunswick, Ohio 44212.

Case #(4.) Variance Request by Michael S. Beard, 2512 Muntz Rd., Valley City to build a single-family residence to the rear of property located at 5167 Sleepy Hollow Rd., Valley City OH.

June 18, 2020 @ 7 p.m.

(3.) Variance Request by Marblewood Homes, 520 South State Street, Westerville, OH 43081 for a single-family Residential Condominium development for property located at 5182-5200 Center Rd.

Mr. Kersten seconds the motion. **Roll Call:** Mr. Schigel-yes; Ms. Hall-yes; Mr. Murphy-yes; Mr. Wetterman-yes; Mr. Kersten-yes.

Motion to Adjourn

Mr. Murphy made a motion to adjourn. Mr. Schigel seconds the motion. **Roll call:** All in favor to adjourn. Meeting officially adjourned at 6:15 p.m.

Respectfully Submitted,

Mary Jean Milanko, Secretary

Cliff Kersten, Chair

Date