Date: September 28th, 2021

Chair Fleming called the Board of Zoning Appeals Public Hearing to order at 6:30 p.m.

Chair Fleming asked to go into a business meeting; seconded by Thur. Fleming will be stepping down from the BZA at the end of this year. Chair Fleming asked to close the business meeting; seconded by Thur.

The board is hearing two (2) applications (Westfield Twp Zoning Regulations Sections 203 & 205) for 9779 and 9780 Daniels Rd. Seville, Oh, 44273. The first applicant (9780 Daniels Rd) is requesting a setback variance and the second applicant (9779 Daniels Rd) is requesting an area use variance.

Attendance: Greg McGlashan, Andrew Thur, Greg Heimberger and Pat Fleming. Absent- Jim Stacy

Also, in attendance are Julie Carr, Amy Banfield, Trustee Horner.

Chairman Fleming read the rules and procedures for the meeting. No conflicts of interest and all members have reviewed the application prior to the meeting. Julie Carr did state that she is related to the residents at 9780 Daniels Rd. This was noted by the board.

Exhibit A- conditional use application
Exhibit B- newspaper publication

ZI Carr (covering for ZI Banfield) reviewed the application with the board. She added there are zero violations on this property and that she has heard zero objections from the public or surrounding property owners.

Sworn in is David Banfield and Amy Banfield, 9780 Daniels Rd, Seville, OH. Mr. Banfield said the purpose for the setback request is due to the nature of the property. The property is non-conforming and 175 feet wide. Allowing the building to be 10 feet off the property line would allow safe access to the building from the road. Also due to the location of current buildings, septic system and field tile drainage (from field to the North) this is the only location on the property where a building may be placed.

ZI Carr stated that legal notifications and a sunshine notice were posted to all neighbors and in the local newspaper for notification.

The board reviewed photos of the property, specifically photos of the tree barrier on the property line.

Chair Fleming asked for any additional questions or comments from the board and public.

Thur made a motion to close the public input portion of the meeting. McGlashan seconded the motion.

The board discussed the general standards below that apply to all conditional use variance requests.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of the land use and thoroughfare plan of current adoption.
2. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will not be detrimental to property in the immediate vicinity or to the community as

a whole.
5. Will be served adequately by essential public facilities and services such as highways, roads, police and fire protection, drainage structure, refuse disposal and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
6. Will be in compliance with State, County and Township regulations.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads.

The board voted on these general standards. The conditional use variance will be or will not be based on 1-7 listed above.

	Will be	Will not be
1-	All members	
2-	All members	
3-		3- All members
4-		4- All members
5-	All members	
6-	All members	
7-	All members	

Fleming made a motion to grant the applicant for variance for David and Amy Banfield at 9780 Daniels Rd. Seville, OH 44273. Thur seconded the motion. Roll Call- McGlashan- yes, Thur – yes, Heimberger- yes, Fleming- yes. **The setback variance is granted.**

ZI Carr (covering for ZI Banfield) reviewed the next application with the board. She added there are zero violations on this property and that he has heard zero objections from the public or surrounding property owners. The property is owned by Milan and Colleen Katanic and located at 9779 Daniels Rd., Seville, Oh, 44273.

Sworn in is Milan Katanic, 9779 Daniels Rd, Seville, OH. Mr. Katanic stated his property is flag-shaped and the frontage requirement is currently 250 feet. He is requesting a 10-foot variance to build a new home in the front part of the property after the lot is split. Due to the nature of the lot split, the new property would be 240 feet of frontage.

The board voted on these general standards. The conditional use variance will be or will not be based on 1-7 listed above.

	Will be	Will not be
1-	All members	
2-	1 member	2- 3 members
3-		3- All members
4-		4- All members
5-	All members	
6-	3 members	6- 1 member

7- All members 7-

McGlashin made a motion to grant the applicant for area use variance for Milan and Colleen Katanic at 9779 Daniels Rd. Seville, OH 44273. Thur seconded the motion. Roll Call- McGlashan- yes, Thur – yes, Heimberger- yes, Fleming- yes. **The area use variance is granted**

Fleming made a motion to adjourn the meeting. Thur seconds the motion.

Meeting is adjourned at 7:55 p.m.

Respectfully submitted,

Amy M. Banfield, Zoning Secretary

Pat Fleming, Chair

Jim Stacy(absent)

Greg Heimberger

Andrew Thur

Greg McGlashan