WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

Date: February 28th, 2022

Chair McGlashan called the Board of Zoning Appeals Public Hearing to order at 6:30 pm.

The board is hearing one (1) application (Westfield Twp Zoning Regulations Section 309). The application was submitted by Trevor Extine, of Geis Group, located at 10020 Aurora-Hudson Rd. Streetsboro, OH 44241. The application is a request for a ten (10) foot height variance for a warehouse building to be erected at 8989 Lake Road (the "old truck wash").

There was a full board at this meeting.

Attendance: Greg McGlashan, Andrew Thur, Greg Heimberger, Dale Perkowski and Jack Kurtz.

Also, in attendance are Julie Carr, Amy Banfield, Trustee Horner, Ron Oiler, Carol Rumburg and Trevor Extine of Geis Group.

Chairman McGlashan read the rules and procedures for the meeting. All members have reviewed the application prior to the meeting.

Exhibit A- conditional use application
Exhibit B- newspaper publication

ZI Carr 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 Trevor Extine of 10020 Aurora-Huron Rd. Streetsboro, OH. Mr. Extine discussed the building structure to the BZA. He noted that they are requesting a variance for the building height. Current zoning language has a maximum building height of thirty-five (35) feet; Geis Group is requesting a variance to allow their building to be forty-five (45) feet in height. Mr. Extine noted that the height will not be noticeable as the building elevation will be ten to fifteen feet lower than Lake Road.

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

The board reviewed photos with descriptions of the property.

Chair McGlashan 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; seconded by McGlashan. Public portion of the meeting closed.

The board discussed the general standards below that apply to all 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 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 height 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	

Heimberger made a motion to grant the applicant for a ten (10) foot height variance according to Zoning Resolution Article 204B-1 for the property at 8989 Lake Rd. Seville, Ohio, with NO conditions; seconded by Thur. Roll Call: McGlashan- yes, Thur – yes, Heimberger- yes, Perkowski-aye, Kurtz-yes. The height variance is granted.

Minutes to be approved

Board of Zoning Appeals Organizational Meeting January 11th, 2022- ***Heimberger motions to approve the minutes as presented; seconded by Perkowski. Roll call: Thur-aye, Heimberger-aye, Perkowski-aye, Kurtz-aye, McGlashan-aye. Motion passes.***

McGlashan motions to adjourn the meeting; seconded by Heimberger. Roll call: Thur-aye, Heimberger-aye, Perkowski-aye, Kurtz-aye, McGlashan-aye.

Meeting is adjourned at 7:19 p.m.

Respectfully submitted,

Amy M. Banfield, Zoning Secretary

Greg McGlashan, Chair

Andrew Thur, Jr., Vice-Chair

Greg ~~McGlashan~~ Heimberger, Board Member

Jack Kurtz, Board Member

Dale Perkowski, Board Member