WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

Date: April 26th, 2022

Chair McGlashan called the Board of Zoning Appeals Public Hearing to order at 6:33 p.m. after reciting the Pledge of Allegiance.

The applicants asked that the meeting pause until all five (5) BZA members are present before moving forward. The meeting paused for approximately ten (10) minutes awaiting the fifth member of the BZA to arrive.

Meeting resumed at 6:48pm.

The board is hearing one (1) application (Westfield Twp Zoning Regulations Sections 303-2D) for 7744 Kennard Rd. Lodi, OH 44254. The applicants, William and Jacqueline Albright, are requesting a setback variance.

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

Also, in attendance are Julie Carr, Amy Banfield, Trustee Horner, Ron Oiler, William & Jacqueline Albright (applicants), Teresa Green (of 7730 Kennard Rd.), Mike & Dora Cauley (of 7760 Kennard Rd.).

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

Exhibit A- Zoning application
Exhibit B- newspaper publication
Exhibit C- Mike & Dora Cauley's statement

ZI Carr reviewed the application with the board. She added there are zero violations on this property.

Sworn in is applicant William Albright, 7744 Kennard Rd., Lodi, OH 44254. Mr. Albright said the purpose for the setback request is due to the nature of the property.

Sworn in is Mike Cauley (contiguous property owner), 7760 Kennard Rd., Lodi, OH 44254. Mr. Cauley is not in agreement with approving this variance. He states that it would negatively impact his property in numerous ways.

Sworn in is Jackie Albright, 7744 Kennard Rd., Lodi, OH 44254. Ms. Albright states that they are attempting to beautify and improve their property by building this structure in the proposed area.

The board reviewed photos 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. Perkowksi 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.

Respectfully submitted,

Amy M. Banfield, Zoning Secretary

Greg McGlashan, Chair

Andrew Thur, Co-Chair

Greg Heimberger

Dale Perkowksi

Jack Kurtz