

**December 19, 2023**

McGlashan called the Board of Zoning Appeals Meeting to order at 6:30 pm. Roll call: McGlashan-here, Thur-absent, Heimberger-here, Kurtz-here, Perkowski-here, Alternate Rinkus-here.

Guests other than applicants- ZI Carr, Jack Franz, Michael Schmidt and Trustee Horner.

Let it be known that there is a full board, a quorum is present. No conflicts of interest.

Chairman McGlashan read the rules and procedures for the meeting. All members reviewed the application prior to the meeting. Attendees were asked to silence their cell phones.

Exhibit A- Zoning application

Exhibit B- newspaper publication

Exhibit C- powerpoint presentation from applicant

ZI Carr discussed the application of Justin and Shannon Blake of 5955 Stuckey Rd. Creston, OH 44217 for a front and side yard variance request.

Sworn in is the applicant, Justin Blake of 5955 Stuckey Rd. Creston, OH 44217. Mr. Blake noted that the proposed placement is most convenient with the layout of the land and property features. He showed different location possibilities and why they would be difficult with water, grade, septic and well placement. The proposed accessory structure would place the edge of the building ten (10) feet from the property line and forty-eight (48) feet from the road right of way.

The board reviewed photos of property. The BZA questioned the applicant on the placement of the proposed building. All options were reviewed. Upon review of the application, the applicant was requesting to be ten (10) feet off the side property line, fifteen (15) foot variance. The front yard setback is forty-eight (48) feet which is a twenty-two (22) foot variance.

No contingent property owners were in attendance.

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

***Heimberger made a motion to close the public participation portion of the meeting. Perkowski seconded the motion. Public Portion of the meeting adjourned.***

All seven (7) Duncan Factors were reviewed and discussed.

***Heimberger made a motion to grant the side yard variance of fifteen (15) feet and front yard set back variance of twenty two (22) feet for Justin and Shannon Blake of 5955 Stuckey Rd. Creston, OH 44217, as per Article 303, Section D-1 of the Zoning Regulations. Perkowski seconded the motion. Roll Call- Heimberger-yes, Perkowski-yes, Kurtz-yes, McGlashan- yes Rinkus- yes. The variance is granted.***

ZI Carr discussed the next application submitted by Southern Tire Mart at Pilot Flying J at 8924 Lake Rd. Seville, OH 44273. This is a conditional use and Site Plan Review to allow an accessory structure be built for truck repair and maintenance. The property is currently zoned as highway commercial.

Exhibit A- Application

Exhibit B- Site Plan Map

Sworn in is the applicant, Anthony Wong, 7965 N. High St. Columbus, OH 43235. Mr. Wong shared that the placement of this building will be in the back parking lot and will consist of 4 truck bays. The area will still allow for trucks to easily maneuver in the lot. Utilities will be from Medina County sewer and water. Lighting poles that are being taken down will be relocated on the lot. No outside speakers.

Mr. Jack Franz asked the board to consider an increase in landscaping, including possible islands. The board discussed areas and options. The board decided not to implement any additional landscaping requirements.

No contiguous property owners in attendance. Chair McGlashan asked for any additional questions or comments from the board and public.

***Heimberger made a motion to close the public input portion of the meeting. Perkowski seconded the motion. Roll call: Perkowski- yes, Heimberger-yes, Kurtz-yes, McGlashan-yes Rinkus- yes. The public hearing portion of the meeting adjourned.***

The BZA discussed the site plan checklist. Site plan is drawn to scale (should not less than 1 inch=20 feet). North arrow location is documented appropriately. The map scale and date are listed appropriately. Preparer is identified correctly. Boundary survey is appropriate. Existing topography and proposed finished grades are appropriate. Proposed setbacks are appropriate. Location and design of signs are appropriate. Easements are appropriate. Parking plan is appropriate. Landscaping plan is appropriate. Dumpster area is identified and appropriate. Lighting plan is appropriate.

Heimberger shared his concern on losing the truck parking spaces but understands that isn't required by Pilot. No other concerns were addressed.

***Heimberger motions to grant the approval of the Site Plan (per Article 807 B2) as presented by Southern Tire Mart at Pilot Flying J of 8924 Lake Rd. Seville, OH, 44273 for an accessory structure used for automotive and truck repair; seconded by Kurtz. Roll call: McGlashan- aye, Heimberger-aye, Perkowski-aye, Kurtz-aye, Rinkus- aye. Site plan approved.***

ZI Carr discussed the next application submitted by Croft & Associates, owned by TA Operating, LLC at 8845 Lake Rd. Seville, OH 44273. This is a Site Plan Review to allow an addition to be built for 2 truck training bays, a classroom area and an equipment storage area. The property is currently zoned as highway commercial.

Exhibit A- Application  
Exhibit B- Site Plan Map

Sworn in is the applicant, Mark Notarberadino, 8845 Lake Rd. Seville, OH 44273. Mr. Notarberadino shared the following: that the placement of this addition will be on the north side and will consist of 2 new training truck bays, a classroom and a room for storage. Addition is within setback requirements. Storm water will not be impacted with the addition. No new signs will be added. Lighting will not change. Color will be the same as the rest of the building. The building is not open to the public. There is not a landscape plan. Waste storage and parking do not change. No outdoor sound system.

Mr. Jack Franz asked the board to consider an increase in landscaping, specifically in the tree line along the front.

No contiguous property owners in attendance. Chair McGlashan asked for any additional questions or comments from the board and public.

***Perkowski made a motion to close the public input portion of the meeting. Heimberger seconded the motion. Roll call: Perkowski- yes, Heimberger-yes, Kurtz-yes, McGlashan-yes Rinkus- yes. The public hearing portion of the meeting adjourned.***

The BZA discussed the site plan checklist. Site plan is drawn to scale (should not less than 1 inch=20 feet). North arrow location is documented appropriately. The map scale and date are listed appropriately. Preparer is identified correctly. Boundary survey is appropriate. Existing topography and proposed finished grades are appropriate. Proposed setbacks are appropriate. Location and design of signs are not applicable. Easements are not applicable. Parking plan is appropriate. Landscaping plan is not provided in site plan; as noted the township would like to encourage landscaping. The board is unaware of the size of the tree lawn, but think it is around thirty (30) feet. The façade of the building will remain the same color and style as the existing building. Height of addition is the same as the existing building. Lighting plan does not change from original plan. No outdoor sound systems. The board agreed to not schedule a continuance based on a landscape plan nor add any conditions to the site plan but has encouraged the applicant to please put landscaping in the tree lawn.

***Perkowski motions to grant the approval of the Site Plan (per Article 807 B3) as presented by Croft & Associates, owned by TA Operating, LLC at 8845 Lake Rd. Seville, OH, 44273 for a building expansion on the north side of the building; seconded by Heimberger. Roll call: McGlashan- aye, Heimberger-aye, Perkowski-aye, Kurtz-aye, Rinkus- aye. Site plan is approved.***

Minutes to be Approved:

No minutes approved during the meeting.

Announcements

Board discussed a training date for January 9, 2024.

***Perkowski motions to adjourn the meeting; seconded by Heimberger. Roll call: McGlashan- aye, Heimberger-aye, Perkowski-aye, Kurtz-aye Rinkus- aye. Meeting adjourned at 8:32 pm.***

Respectfully submitted,  
Julie Carr, Zoning Inspector

Absent

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Greg McGlashan, Chair

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Andrew Thur, Vice-Chair

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Greg Heimberger

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Dale Perkowski

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Jack Kurtz

