WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

January 25, 2024

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

Guests other than applicants- ZI Carr, Michael Schmidt

Minutes to be Approved:

Perkowski made a motion to approve the minutes from the January 9, 2024 meeting. Kurtz seconded the motion. Roll call: McGlashan-yes, Thur-yes, Kurtz-yes, Perkowski-yes, Rinkus-yes. Motion passed.

Kurtz made a motion to approve the minutes from the August 10, 2023 meeting. Perkowski seconded the motion. Roll call: McGlashan-yes, Thur-not voting, Kurtz-yes, Perkowski-yes, Rinkus-yes. Motion passed.

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

ZI Carr discussed the application of Timothy and Erica Molnar of 5969 Seville Rd, Seville OH 44273 for a side yard variance request of 15 feet.

Sworn in is the applicant, Mr. Timothy Molnar of 5969 Seville Rd, Seville OH 44273. He shared the intent was to do an L shape building. The county rejected the drawing since the building was to be over 36 feet wide and an engineer would need to be involved in the design. The county suggested the longer building vs the L shape as it would be the same cost. Mr. Molnar shared that it was his error to have the pad completed for the 100-foot size vs the 86 foot size he was approved for before coming back to the board.

No contingent property owners were in attendance.

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

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

Chair McGlashan asked the board how they felt about the hardship of the request. Thoughts shared were: They came to the board first before building, that it's a narrow lot and limited on building width where the septic is, and that it isn't asking a lot more with 16 feet being added to the barn.

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

The board agrees that the request of the variance is substantial. They agree it is against zoning, it is not in the spirit of zoning, but that the lay out of the property limits on where a building can be put.

Perkowski made a motion to grant the side yard variance of fifteen (15) feet for Timothy and Erica Molnar of 5969 Seville Rd, Seville OH 44273, as per Article 303, Section D-1 of the Zoning Regulations

as submitted. Kurtz seconded the motion. Roll Call- Thur-yes, Perkowski-yes, Kurtz-yes, McGlashan-yes Rinkus- yes. The variance is granted.

Board discussed that the township will be working on a new Comprehensive Plan throughout the year.

Announcements

No future meetings scheduled as of now.

Chair McGlashan discussed future training opportunities on March 18th that the board can attend.

Rinkus motions to adjourn the meeting; seconded by Perkowski . Roll call: McGlashan- aye, Thur-aye, Perkowski-aye, Kurtz-aye Rinkus- aye. Meeting adjourned at 7:23 pm.

Respectfully submitted,

Julie Carr, Zoning Inspector

Greg McGlashan, Chair

Andrew Thur

Mike Rinkus

Dale Perkowski, Vice Chair

Jack Kurtz