WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

July 30, 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.

Minutes to be Approved:

Perkowski makes a motion to approve the minutes from *3/21/24 and 4/24/24 as presented; seconded by Blake. Roll call: McGlashan- aye, Blake-aye, Perkowski-aye, Kurtz-aye, Thur-aye. Motion passes.*

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

Exhibit A- Zoning application
Exhibit B- newspaper publication

ZI Carr discussed the application briefly.

Sworn in is the applicant Rob Riley, the owner of Allison Carole Properties at 5730 Greenwich Rd, Seville, OH 44273. He shared that he is trying to store vehicles and expressed that google says vehicles are boats and campers and says that the narrative keeps changing over the past 10 years. He says he is not wanting to do outdoor storage but wants to park vehicles. He says the parking area is set up, with good gravel and drainage. He says his surface is ground up asphalt that is packed up tight. They have stripes and they continue to make the lines visible if they wear down. Lighting already existing. Gravel is more than 10 feet off the property line. The campers are 45 feet off the property line.

Exhibit C- Handout of applicant of 505 Parking Area Design

Exhibit D- handout of google definitions from applicant.

Sworn in is Moses DeJesus of 5735 Greenwich Rd- he lives across the street. He says he does not have much dealings with the neighbor and that he cannot see the trailer and camper parking from where he lives. He did add the property looks fine, really its very nice, he has never had a problem, and he sees very few people there. He added that he feels the applicant met what the board was asking for the last time.

Mike Lott of 8181 Ryan Rd, he added that R Riley has done everything the township wanted and needed from him. He says the property looks excellent. He says the township looks like they are fighting him when everything has been done. Everything looks nice. He said if the Board doesn't understand something they need to go to the property. He said he wants the board to take care of this and do the right thing. From what he hears, R Riley is doing everything he can.

Michael Schmidt, 7920 Ballash Rd, says all this is incidental to what the real objective is. This application is for outdoor storage at a storage facility, not for parking. Those are two different areas of zoning. He added that a decision does not have to be made this evening and if legal counsel is needed, they can schedule a continuance if needed. The zoning secretary will contact legal, set up another date at no cost to the applicant.

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. Kurtz seconded the motion. All in favor.

Thur feels this is outdoor storage. Blake added that he feels this is parking of vehicles. Kurtz added that he feels this is storage if the items are there more than 50% of the time. McGlashan says he would like to get legal support on exactly what definitions they need to go by. He says that he feels this is outdoor storage. Perkowski feels that getting legal support is best as he reviewed Ohio Law and cannot make a decision without getting advice from legal. Blake agreed and said this is a very nice property, you cannot see it from the road. The board agreed this is a sticky situation between outdoor storage and vehicle parking. The board agrees to do a continuance and get legal advice.

Thur makes a motion for a continuance that is scheduled for Tuesday, August 13, 2024 at 6:30pm. Kurtz seconds the motion. All in favor.

The board discussed storage vs parking. They came up with questions they want to ask legal counsel.

Announcements

Next Meeting is August 13, 2024 at 6:30 pm.

Thur motions to adjourn the meeting; seconded by McGlashan. Roll call: McGlashan- aye, Blake-aye, Perkowski-aye, Kurtz-aye, Thur-aye. Meeting adjourned at 8:03 pm.

Respectfully submitted,

Julie Carr, Zoning Secretary

Greg McGlashan, Chair

Andrew Thur

Justin Blake

Dale Perkowski, Vice-Chair

Jack Kurtz