WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

March 21, 2024

McGlashan called the Board of Zoning Appeals Meeting to order at 6:33 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:

Thur made a motion to approve the minutes from the January 25, 2024 meeting. Perkowski seconded the motion. Roll call: McGlashan-yes, Thur-yes, 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
Exhibit C- Topographic Drawing of property

ZI Carr discussed the application of Donald and Rebecca Seeley, 5580 Buffham Rd, Seville OH 44273 for a side yard variance request of 10 feet.

Sworn in is the applicant, Donald Seeley, 5580 Buffham Rd, Seville OH 44273.

Mr. Seeley shared they have been at this property for seven years and are looking to add a garage but are limited on where they place the building with the septic discharge (discharge pipe is 4 inches). The garage he is looking to build is 30 feet wide and with the septic line it would push the building closer to the property line- giving cause to ask for a variance. The property is slightly over 2 acres. The septic is roughly 54-60 feet off the property. He does not want to be so close to the septic that future repairs in the septic would be difficult. He shared that the back of the property is very wet 9 out of 12 months of the year. The trailer on the east side, the shipping container, will be removed when/if the garage is built.

No contingent property owners were in attendance.

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

Kurtz 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.

Chair McGlashan asked the board how they felt about the hardship of the request. Thoughts shared were: Board agreed the variance was only 10 feet and that the back of the property is very wet in that area, however it is substantial. They like the idea of the shipping container being removed which would improve the character of the area. Delivery of government services would not be impacted. The applicants were not aware of the zoning restrictions when they bought the property. Upon discussion, the board agreed the applicant does not have other options available for placing this building.

Kurtz made a motion to grant the side yard variance of ten (10) feet for Donald and Rebecca Seeley, 5580 Buffham Rd, Seville OH 44273 as per Article 303, Section D-1 of the Zoning Regulations as

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

Announcements

No future meetings scheduled as of now.

Chair McGlashan discussed future training opportunities on April 1st that the board can attend.

Board discussed best practices of what they want for upcoming meetings. They will put thought into this and schedule a future meeting to discuss. Meeting date is set for April 24, 2024 at 6:30 pm.

Kurtz makes a motion to adjourn the meeting; seconded by Perkowski. Roll call: McGlashan- aye, Thur-aye, Perkowski-aye, Kurtz-aye Rinkus- aye. Meeting adjourned at 7:47 pm.

Respectfully submitted,

Julie Carr, Zoning Inspector

Greg McGlashan, Chair

Andrew Thur

Mike Rinkus

Dale Perkowski, Vice Chair

Jack Kurtz

Justin Blake