

WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

Date: January 29th, 2026

Organizational Meeting and Public Hearing

Organizational Meeting

Julie Carr called the organizational meeting to order at 6:30 pm

Roll Call: **Greg McGlashan- aye, Dale Perkowski-aye, Justin Blake- aye, Kristine Hawk- aye, Sally Kral- aye**

Also in attendance: Zoning Inspector(ZI) Julie Carr, Prosecutor Nathan Kott, Trustee Likley, Trustee Patterson, Trustee Doty

Carr asked for nominations for Chair for the 2026 year.

McGlashan moved to nominate Dale Perkowski. Blake seconded the motion. Perkowski accepts the nomination. Roll Call: Greg McGlashan- aye, Dale Perkowski-aye, Justin Blake- aye, Kristine Hawk-aye, Sally Kral- aye

Perkowski takes over the meeting and shares that we need a Vice Chair for the 2026 year.

McGlashan moved to nominate Justin Blake as Vice Chair of the BZA for 2026. Perkowski seconded the motion. No other nominations are made. Blake accepts the nomination.

Roll Call- Hawk- yes, Perkowski- yes, Blake- yes, McGlashan- yes, Kral- yes

McGlashan makes a motion to adopt the townships existing meeting rules and procedures as of January 29, 2026 for the 2026 calendar year. Perkowski seconded the motion.

Roll Call- Hawk- yes, Perkowski- yes, Blake- yes, Kral- yes, McGlashan- yes.

Perkowski makes a motion to approve the meeting minutes from December 17, 2024 and January 29, 2025. McGlashan seconded the motion. Roll Call: Greg McGlashan- aye, Dale Perkowski-aye, Justin Blake- aye, Kristine Hawk- abstain, Sally Kral- abstain

Board discussed that meeting dates will based on an as needed basis throughout the year.

McGlashan makes a motion to close the organizational meeting at 6:38. Blake seconded the motion. All in favor.

Public Hearing

Meeting started at 6:38 pm. Let it be known that there is a full board, a quorum is present. No conflicts of interest.

Chairman Perkowski 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. He added this is a quasi-judicial board and this board does not set precedent. He provided the audience with how the meeting will proceed.

Exhibit A- Zoning application

Exhibit B- newspaper publication

Exhibit C- Topographic pictures of property

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ZI Carr discussed the application of William Hall Property: 6585 Buffham Rd
Request: 40-ft variance for a structure (303.H.3) requesting the structure to be 10 feet from the property line.

Sworn in is the applicant, William Hall, 6585 Buffham Rd, Seville OH 44273.

Mr. Hall shared the reason for the variance is because of the existing tree line and that he wants to take advantage of the existing driveway. He said his septic system sits on the northwest side of the property. He said he also has a secondary location for the septic that is not a buildable area. He wants to avoid cutting down any trees and so he would be willing to build 6 feet from the trees. The property has a downward slope. He doesn't want to have root shock and have any damage to his trees. The trees also help with water drainage.

McGlashan asked about the back of the property. Hall said it slopes down to the creek.

McGlashan asked about adding onto the existing barns. Hall again stated he doesn't want to cut down any trees and he wouldn't be able to do an addition as 10-12 pine trees are there.

Carr asked roughly what the grade was on the property. Hall said he will not answer that as he is under oath, but that it is significant.

Others in attendance:

Jim Likley, 9585 Daniels Rd, shared that on county tax maps you can get a full contour of the land- this will show grade.

Michael Schmidt, 7920 Ballash Rd, provided the grade difference from a website showing the grade in the front at 1140 and the grade in the back being 1120. He added that he is not in favor for or against this. He wanted to remind the board that decisions are not made on monetary terms or more convenient terms.

Contingent property owners were in attendance-

In favor: Dennis Haumesser, 8390 Ballash- feels this shouldn't be a problem at all.

Carl Nowak, 8400 Ballash- no problem with the variance request.

Opposition: Mr. Ron Urban and Mrs. Lydia Urban of 6595 Buffham Rd, Seville OH shared documents (exhibit D) showing where the building is being proposed. She shared they were not aware of the application until they received a letter from the ZI. Mr. Hall stated that a 10 foot set back would allow the preservation of trees. She said this will affect the trees on her property line. She said the root system of her trees will be impacted. She provided pictures that show the north, west and east. The only area with a ten foot set back is in suburban residential that are .3 of an acre lots. She said 50 foot setback was established to protect the township and the neighbors.

McGlashan asked if an arborist has been out for anyone- both said no.

Doug McIntyre, 6571 Buffham Rd, he said he is concerned about the setback as well. He doesn't know the height of the building. Mr. Hall shared it will be 14 feet. He said that all of this will disrupt

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the trees. Doug added that Hall has a lot of woods he can work with that would help him be within zoning and that he has enough land to meet the zoning requirements.

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

Hall said that this will be on a slab, no digging. If he moves the location he could cause root shock and digging in the downward slope. He wants to avoid erosion and take advantage of the access to his property.

Ron Urban said that trees have to come down to build. There are other locations available to build on.

Perkowski made a motion to close the public participation portion of the meeting. McGlashan seconded the motion. Roll Call: all members vote yes. Public Portion of the meeting adjourned.

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

- 1- Blake said there are benefits to both building and not building it. Kral, Hawk, McGlashan, Perkowski agrees it still has value without the variance
- 2- All board members agree this is substantial request.
- 3- Blake said the property has the ability to altered. Trees could be damaged on both properties. Hawk, McGlashan, Kral agree the other properties will be impacted. Perkowski said we have to pay respect to the neighbors regarding setbacks. He said that someone is going to lose trees no matter where you put in. He said the applicant should be willing to take the tree loss
- 4- Board agrees this does not impact government access
- 5- Board agrees this is subjective. Perkowski said the set back is 50 feet.
- 6- All board members believe there are better spots on the property. McGlashan said cutting down trees and dealing with grading is a part of construction. Perkowski said he likes they are wanting to build barns and it is an unfortunate cost you have to take on as a homeowner when it comes to trees and grading.
- 7- All agree there are other locations this could be built and it is substantial.

Chair McGlashan asked the board how they felt about the hardship of the request. Thoughts shared were: None of them feel what was presented was a hardship practical difficulty.

McGlashan made a motion to grant the side yard variance of forty (40) feet for William Hall at 6585 Buffham Rd, Seville OH 44273 as per Article 303 H 3 of the Zoning Regulations as submitted.

Perkowski seconded the motion.

Roll Call- Hawk-no, Perkowski-no, Kral-no, McGlashan-no Blake- no. The variance is not granted.

Announcements

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No future meetings scheduled as of now.

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

Respectfully submitted,

Julie Carr, Zoning Inspector

Greg McGlashan, Chair

Andrew Thur

Justin Blake

Dale Perkowski, Vice Chair

Jack Kurtz

Kristine Hawk

Sally Kral