

Date: May 28, 2026

Dale Perkowski called the public hearing to order at 6:31 pm. Meeting location: 6699 Buffham Rd, Seville OH 44273.

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, Trustee Joseph Doty

Perkowski made a motion to approve the minutes from January 29, 2026 and April 23, 2026.

Blake seconded the motion. Roll Call: Greg McGlashan- yes, Dale Perkowski-yes, Justin Blake-yes, Kristine Hawk- yes, Sally Kral- yes.

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- website notice

ZI Carr discussed the application of Zach and Marissa Keplar of 10092 Wooster Pike, Creston OH 44217. The variance is for a front yard setback to be 60 feet from the road right of way. (Zoning regulation 303 D) The application has been updated from 54 feet to 60 feet after an official survey of the property was completed.

Sworn in is the builder of the project Michael Downs of Downs Elite Builders.

Mr. Downs shared the reason for the variance is because of placement of the existing house. The addition needs to be in front of the home due to gas and electric lines. The back of the house is not an option due to septic placement. They have a growing family with small rooms. They are making the smallest addition possible to meet their needs. Even if they tried to do this addition on the side of the house, a variance would still be needed.

McGlashan asked if the addition could be on the north side. Downs said with the design of the house that wouldn't work. The driveway is also there that makes this difficult.

McGlashan asked if there is a basement? Downs said yes, and it will be extended under this addition.

Others in attendance: Mike Schmidt- no comments at this time.

Contingent property owners were in attendance: None

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

Perkowski made a motion to close the public participation portion of the meeting. Blake 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- Board agrees yes
- 2- McGlashan, Hawk yes it is substantial. Blake, Perkowski and Kral say no.
- 3- Board agrees on no.
- 4- Board agrees this does not impact government access
- 5- Board agrees this is subjective.
- 6- McGlashan, Hawk yes. Blake, Perkowski and Kral say no.
- 7- McGlashan, Perkowski, Hawk, Blake, Kral- no.

McGlashan shared that he would like to see more information added to the zoning variance application. He added that finances are not a hardship and as mentioned by the builder, even if this is the best location doesn't mean it is worthy of a variance. He is concerned that in the future Route 3 could be widened. In the application he wrote that considerable cost would be created if put elsewhere. McGlashan shared that all applications would state they have a financial hardship if that is what is needed to get it approved. He said he knows that any other way would be increase costs.

Schmidt shared from an arial view it looked like the septic is further back then what is stated. Builder showed drawings that septic is behind the house and would need moved if the addition would be added to the back of the house.

Perkowski made a motion to grant the front yard setback variance of ten (10) feet for Zach and Marissa Keplar of 10092 Wooster Pike, Creston OH 44217 for a front yard setback to be 60 feet from the road right of way as amended. (Zoning regulation 303 D)

Blake seconded the motion.

Roll Call- Hawk-no, Perkowski-yes, Kral-yes, McGlashan-no, Blake- yes. The variance is granted.

Announcements

Board agrees to a work session on June 25th at 6:30

Perkowski makes a motion to adjourn the meeting; seconded by Perkowski. All in favor. Meeting adjourned at 7:05 pm.

Respectfully submitted,

Julie Carr, Township Administrator

Dale Perkowski, Chair

Andrew Thur

Justin Blake, Vice Chair

Greg McGlashan

Jack Kurtz

Kristine Hawk

Sally Kral

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