

Board of Zoning Appeals
Flight Level 510 Holdings Conditional Use Request
March 22, 2017
Page 1 of 3

Acting Ch. Zeleznak called the meeting to order at 8:54 p.m.

Roll Found: Zeleznak, Hoop, Budd, Mainzer and Schaefer present. Also present was Alternate Member Boleman, Trustee Schulte, Trustee Augustine, Zoning Inspector Wilson, Ms. Laurie Kimball, Mr. Brett Kimball and Mr. Dave Sabol.

Acting Ch. Zeleznak noted that this meeting is being taped for transcription purposes only and the written minutes and attachments, if any, will serve as the official record of this meeting.

Recording Secretary Gienger read the legal ad.

Acting Ch. Zeleznak stated that the Hinckley Township Board of Zoning Appeals acts within the authority of Section 519 of The Ohio Revised Code and exercises its power as provided under Section 7 & 13 of The Hinckley Township Zoning Regulations. All public hearings are open to the public. All persons wishing to testify must do so from the podium, must identify themselves and give their address and must be sworn in. Evidence and testimony must be pertinent to the hearing. It is the Chairperson's discretion to limit personal comments, personal attacks, opinions, editorializing, and/or repetitious statements or testimony or evidenced previously given. Disruptive persons will lose their right to remain at the hearing. Personal attacks will not be tolerated.

Acting Ch. Zeleznak stated the hearing is for a conditional use request submitted by Flight Level 510 Holdings, LLC potential property owner of 1585 Center Road, Hinckley, Ohio (Permanent Parcel #01603B43011) requesting a conditional use permit to allow for medical use at the stated address to operate a Dental Clinic as required by the Hinckley Township Zoning Regulations.

Recording Secretary Gienger polled the Board as to whether they received the packet of information and inspected the property at 1585 Center Road, Hinckley, Ohio (Permanent Parcel #01603B43011)

Response: Zeleznak – yes and yes inspected on 3/18/17, Hoop – yes and yes inspected on 3/18/17, Budd – yes and yes inspected on 3/18/17, Mainzer - yes and yes inspected on 3/20/17, Schaefer – yes and yes inspected on 3/20/17.

Acting Ch. Zeleznak stated that notice of the application was properly given in local newspapers, and the application has been available for public review and comment. He asked Recording Secretary Gienger if any letters, phone calls or emails were received. Mr. Gienger noted there was no additional information received from the applicant.

Board of Zoning Appeals
Flight Level 510 Holdings Conditional Use Request
March 22, 2017
Page 2 of 3

Mr. Dave Sabol of 10065 Echo Hill Drive, Brecksville, was sworn in accordingly.

Acting Ch. Zeleznak asked Mr. Sabol if he had any additional information he would like to submit. Mr. Sabol stated he had no additional information to submit.

Mr. Budd stated that on the submission it looks like the property line is going through the neighbors garage. Mr. Schaefer noted that the submitted item is not the plat and not accurate and it does not encroach the neighbors property.

Ms. Mainzer asked if both parcels need to be included for this conditional. Mr. Sabol stated he assumed that both parcels were already combined.

Zoning Inspector Wilson was sworn in accordingly.

Zoning Inspector Wilson stated he noticed it was on both parcels and they should both be noted.

Zoning Inspector Wilson was seated.

Acting Ch. Zeleznak asked Mr. Sabol if the entire building would be used for dental facility. Mr. Sabol noted that yes there is a pediatric side and an adult side, but all will be used for a dental clinic.

Being no further questions, Mr. Sabol was seated.

Acting Ch. Zeleznak stated that any person adversely affected by a decision of the Board of Zoning Appeals may appeal to the Court of Common Pleas of Medina County on the ground that such decision was unreasonable or unlawful and will have 30 days from the date of this meeting to appeal. A copy of the signed documents will be given to the applicant at the end of this hearing.

Mr. Hoop stated that this is a motion for a conditional use request submitted by Flight Level 510 Holdings, LLC potential property owner of 1585 Center Road, Hinckley, Ohio (Permanent Parcel #01603B43011 and 01603B43012) requesting a conditional use permit to allow for medical use at the stated address to operate a Dental Clinic.

Mr. Budd seconded the motion.

Vote: Zeleznak – Yes, Hoop – Yes, Budd – Yes, Mainzer - yes, Schaefer - Yes

Board of Zoning Appeals
Flight Level 510 Holdings Conditional Use Request
March 22, 2017
Page 3 of 3

Passed by a vote of 5 to 0

Acting Ch. Zeleznak made a motion to adjourn the Hearing. Mr. Schaefer moved and Ms. Mainzer seconded

Vote: Zeleznak - yes, Hoop – yes, Budd – yes, Mainzer - yes, Schaefer – yes

Hearing was adjourned at 9:07 p.m.

Todd Gienger, Recording Secretary

Minutes Approved: _____, 2017

Absent (Excused)
Josephine Calabro, Chairperson

Jeff Hoop, Vice Chairman

Dave Zeleznak, Member, Acting Chairman

Julie Mainzer, Member

William Budd, Member

Bill Schaefer, Member