

Board of Zoning Appeals
Groh Conditional Use Request
March 22, 2017
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Acting Ch. Zeleznak called the meeting to order at 7:06 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. Stephanie Wernet, Ms. Sandra Wernet, Ms. Laurie Kimball, Mr. Brett Kimball, Mr. Dave Sabol, Mr. Ben Ramnytz, Ms. Elizabeth Bunerostro, Mr. Andrew Eggeman, Mr. Jason Sheldon, Mr. Jeff Baker, Mr. Jim Groh, Mr. Rob Ramnytz, Mr. Mark Wernet, Mr. Shawn Wernet, Ms. Debra Thompson, Ms. Sabra Sheldon, Ms. Jean Esposito, Ms. Sue Smith and Mr. Roger Spotswood

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 Brian Feeley, Architect, on behalf of Mr. Jim Groh - property owner of 2424 Country Brook Drive, Hinckley, Ohio (Permanent Parcel #01603C07007) requesting to construct an addition to an existing accessory building at the stated address that exceeds the total allowable 4900 square footage of all accessory buildings 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 2424 Country Brook Drive, Hinckley, Ohio (Permanent Parcel #01603C07007).

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.

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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.

Mr. Groh and Mr. Jeff Baker were sworn in accordingly.

Acting Ch. Zeleznak asked Mr. Groh if he had any additional information he would like to submit. Mr. Groh stated he had one item of note that on the letter submitted on February 21, 2017 by Fischer and Associates Architects, there is a typo on the square footage noted. He noted it should say "allows up to 6,576 square feet" in lieu of 5,576 as written, but noted the square footage is correct on the plans submitted. Mr. Groh noted he has two kids that are on the golf team so he plans to put in a golf simulator for them to be able to practice all year for golf.

Mr. Budd asked Mr. Groh if this is going to be used for just family/friends and not for business. Mr. Groh stated it is just for personal use only.

Mr. Schaefer asked Mr. Groh that even though it is unlikely that this property will be split in the future, if he would mind in the motion it stated that if someone wanted to split the lot in the future, that they would have to comply with the codes at that time with respect to the size of the accessory building for the lot size. Mr. Groh stated he had no issue with that.

Being no further questions, Mr. Groh and Mr. Baker were 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 Brian Feeley, Architect on behalf of Mr. Jim Groh - , property owner of 2424 Country Brook Drive, Hinckley, Ohio (Permanent Parcel #01603C07007) requesting a conditional use permit to construct an addition to an existing accessory building that exceeds the total allowable 4900 square footage of all accessory buildings. Request is 458 square feet over the allowable 4900 square feet for the 6.7 acres. Also if the property is split in the future, it must adhere to current zoning codes for accessory buildings.

Mr. Schaefer seconded the motion.

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

Passed by a vote of 5 to 0

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

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

Hearing was adjourned at 7:20 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