

PARKMAN TOWNSHIP BOARD OF ZONING APPEALS
Regular Meeting of April 14, 2015

Members present: Cindy Gazley, Jo Lengel, Kathy Preston, Lucinda-SharpGates, Nancy Ferguson, Dale Komandt and Jan Helt (Secretary)

Members not present: Rich Hill

Meeting was called to order by Cindy Gazley at 7:30 p.m. and announced that Dale Komandt would be the alternate for Rich Hill.

Approval of Minutes:

Ms. Lengel moved to waive the reading of the minutes and approval portion of the meeting until after the appeals have been heard. Ms. Sharp-Gates seconded and the motion passed unanimously.

Chairperson Ms. Gazley introduced herself and had the board members do the same. Ms. Gazley reminded the public that they must sign the ledger being circulated if they wish to testify or ask questions during the course of the meeting.

Ms. Gazley stated that there would be two variances for this hearing. First will be Mr. Kauffman #2015-17420. Mr. Slabaugh will be the second #2015-17330. These appeals have been posted in the newspaper and neighbors have been notified.

Ms. Gazley administered the Oath of Truthfulness to Mr. Kauffman and Mr. Slabaugh. Ms. Gazley asked Mr. Spelich to explain the reason for this hearing. Mr. Spelich stated that Mr. Kauffman applied for a lot split to the Planning Commission. When an application is made for a lot split, the property boundaries would be changed and because of the change, all current zoning regulations apply. These two contiguous properties would therefore each need a variance. The Planning Commission sent Mr. Spelich a map with all of the zoning issues listed. Mr. Spelich went over the map for the BZA and pointed out that some of the buildings were agriculture and zoning did not apply. Mr. Spelich said there were two variances needed as follows:

One for Mr. Kauffman on his homestead **Section 402.6 Minimum Yards: A 1. The minimum yards for all buildings, structures, and uses shall be as follows. B.1 the minimum yards for all accessory buildings, structures, and uses shall be as follows: 1. Front yard: 75 feet from the right of way.**

One for Mr. Slaubaugh **Section 402.6 # 2 Minimum Yards: A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows. 2. Each side yard: 25 feet B. The minimum yards for all accessory buildings, structures, and uses shall be as follows.**

Ms. Gazley asked the appellant Mr. Kauffman (#2015-17420) to explain his case to the board. Mr. Kauffman said that his homestead is agriculture and residential. He said he wanted the lot split to get everything ready for the next generation. Mr. Kauffman stated that his homestead was

built before 1926. He said that he is 19 1/2' from the front property line and he should be 75 feet. He also said that he has a building on skids that is agriculture that he did not move yet. He said that he would move it if he needed to. He also stated he had a building that the lot split property line went down the middle of. He did not feel it would be a problem right now.

Ms. Gazley closed that portion of the meeting and opened the floor to the public. There were no questions.

Ms. Gazley asked if there was anything to add. Ms. Gazley closed that portion of the meeting.

Ms. Gazley asked for a motion to grant the variance. Ms. Lengel moved to grant the variance and Ms. Sharp-Gates seconded the motion.

Ms. Gazley opened the meeting to the Board members for questions to the applicant/owner.

Ms. Sharp-Gates said the home has been there since before zoning. Ms. Sharp-Gates said the home cannot be moved. We need to give Mr. Kauffman his variance. Ms. Preston said she was concerned about what would happen if Mr. Kauffman wanted to sell his property in the future. Mr. Kauffman stated that the property would remain in the family. Ms. Ferguson was concerned about the building that was on the lot split line. It may cause complications in the future. Mr. Kauffman said he did not feel it would be an issue. It is all family. Ms. Ferguson said if it is sold later, it can be moved since it is on skids. Ms. Ferguson stated the main concern right now is the house.

Ms. Gazley asked for other questions or comments from the Board members. There were none. She closed that portion of the meeting and asked for a roll call on the motion to grant the variance.

Ms. Gazley	Yes
Ms. Sharp-Gates	Yes
Ms. Lengel	Yes
Ms. Preston	Yes
Mr. Komandt	Yes

Ms. Gazley advised Mr. Kauffman that the variance has been granted and that anyone has 30 days to appeal the decision. Decision forms will be mailed within 10 days.

Ms. Gazley asked the appellant Mr. Slabaugh (# 2015-17330) to explain his case. Mr. Slabaugh said he built his shop 25.1 feet in the front of building, 19.2 feet, in back of building side lot and it should have been 25 feet in the back also. He said he just did not have enough room in the back; he could not turn it any more to allow for the 5 1/2 feet.

Ms. Gazley asked if there was anything else. Ms. Gazley closed that portion of the meeting and opened to the public. Ms. Gazley asked if there was anything to add. There was not. Ms. Gazley closed that portion of the meeting.

Ms. Gazley asked for a motion to grant the variance and Ms. Lengel moved to grant and Ms. Sharp-Gates seconded the motion.

Ms. Gazley opened the meeting to the Board members for questions to the applicant/owner. Ms. Lengel asked Mr. Slabaugh what type of building he had. Mr. Slabaugh said it is made out of cinder block. Ms. Lengel said since the building is cinder block it cannot be moved.

Ms. Lengel motioned to approve the variance and Ms. Sharp-Gates seconded the motion.

Ms. Gazley asked for questions/comments from the Board members, closed that portion of the meeting and asked for a roll call to grant the variance.

Ms. Gazley	Yes
Ms. Sharp-Gates	Yes
Ms. Lengel	Yes
Ms. Preston	Yes
Mr. Komandt	Yes

Ms. Gazley asked Mr. Spelich if there was anything new going on with zoning. Mr. Spelich told everyone that Don Hostetler is building a 30,000 square foot building in our Industrial Park. He is also building a new building where the chicken coop is. He will be using the same footprint of the existing building. The new building will be leased out to a water company in Chardon, with 10,000 feet designated for lab and 20,000 for manufacturing. He has combined lot 29 and 30 for his new building. He will also be extending the sewage to the plant; Don Hostetler and CNC will split the cost. The trustees have agreed to everything and all required fire safety inspections will be completed by the Fire Department. Don Hostetler has promised to clean up the messes and garbage on his property. If he does not we will call in the EPA. There have been some complaints from homeowners about the property across the street from the video store and the vacant partially renovated house behind it. Mr. Spelich will be sending out notifications. Mr. Spelich stated that we are trying to clean up Parkman, especially in town.

Ms. Gazley asked if there was any more old or new business. Ms. Gazley stated that there will be a combined meeting of the ZC and BZA on May 26, 2015 at 7:00pm at the Community House. We need to identify any items we would like to see on the agenda and e-mail them to Mr. Ferguson and other BZA members also. That way, everyone will be able to prepare for the meeting.

Adjournment:

Ms. Gazley asked for a motion to adjourn. Ms. Lengel motioned and Ms. Sharp-Gates seconded. The motion passed unanimously. The meeting adjourned at 8:50 p.m.

Respectfully Submitted by Jan Helt BZA Secretary, _____ Date _____

Chairperson, Cindy Gazley _____ Date _____

