

PARKMAN TOWNSHIP BOARD OF ZONING APPEALS
Regular Meeting
Tuesday, September 12, 2023

Members present: Joe Keough, Rich Hill, Dennis Coz, Bryon Mullins, and Jan Helt (Secretary)
Members not present: Gail Duchscherer, Timothy Musson and William Glasgow.

Others Present: John Spelich, Mark Strombly and Henry Duchscherer.

The meeting was called to order by **Joe Keough** at 7:PM.

Mr. Keough explained the format of the meeting and then gave an overview of how the meeting would be run. Everyone was asked to sign in on the sheet provided.

Mr. Keough made a motion to dispense with the reading of the minutes of the **June 13th** meeting until after the appeal is heard. Mr. Hill seconded the motion. Motion passed (unanimously).

Mr. Keough administered the Oath of Truthfulness to all present. Sworn in witnesses.

There is an area variance and a use variance permit application to be addressed by the Board at this meeting:

- **NUMBER 2023-18305**

Appeal **NUMBER** 2023- 18305 was recalled.

This application submitted by appellant, Ken Ashba P.O. Box 1062 Burton, Ohio 44021 is requesting an Area Variance from the Parkman Township Zoning Resolution for property located at, 18305 Madison Road Parkman Township, Ohio 44080 which shall be in accordance with all of the applicable regulations for the District and the following regulations: ARTICLE 1V Section 403.6 A (2) each side yard 20 feet.

Applicant Explanation for requesting variance to Parkman Township Zoning Resolution.

Mr. Ashba stated this is an addition to the Bow and Reel Sporting goods store. It will be storage only heated or maybe not heated.

Mr. Keough stated this is 3 ½ feet to allow for an addition for storage close to property line of the Post Office.

Mr. Ashaba stated all the property is his and all storage will be on the inside not the outside.

Mr. Hill asked what the width and length of the building would be.

Mr. Ashba showed everyone on the map the width would be 14 feet and the length would be 54 feet long.

Mr. Keough asked for any other information. There were none. **Mr. Keough** closed that portion of the meeting.

Open Floor to Public.

Miss Adams asked if the storage addition would look like the rest of the building.

Mr. Ashaba stated it would be exactly the same as the rest of the building.

Mr. Keough asked for any other questions. There were none. **Mr. Keough** closed that portion of the meeting.

Board Members Questions/Comments to Applicant.

Mr. Hill stated you are renting a lot to the Post Office. Is there a lease on any certain amount of property.

Mr. Ashaba stated there was not. He stated the government will not deviate from what they already have. You don't argue with the government they do whatever they want.

Mr. Hill asked if the Post Office lot goes out of business is the lot too small to build a house on.

Mr. Spelich stated that it is not big enough to build a house on you need 2 1/2 acres.

Mr. Hill stated it would never be useful by itself.

Mr. Ashba stated that it would be a parking lot. The government does its own thing. They do what they want!

Mr. Hill stated nothing else can be done with the property.

Mr. Keough asked for any other questions. There were none. **Mr.Keough** closed that portion of the meeting.

Mr. Keough asked if there was a motion to grant the variance. **Mr. Hill** moved and **Mr. Coz** seconded the motion to grant the variance.

Board Members Discussion/Deliberation.

Mr. Keough led the Board in considering the following issues.

- a. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance: YES
- b. Whether the variance is substantial: YES
- c. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance: NO
- d. Whether the variance would adversely affect the delivery of governmental services: NO
- e. Whether the property owner purchased the property with the knowledge of the zoning restriction: YES
- f. Whether the property owner's predicament feasibly can be obviated through some method other than a variance: No
- g. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance: YES

Roll Call:

Dennis Coz-----YES
Rich Hill-----YES
Bryon Mullins-----YES
Joe Keough-----YES

Mr. Keough stated that a letter will be mailed to the applicant within 10 days with the decision results of the appeal. This decision may be appealed with the Geauga County Court of Common Pleas within 30 days.

FINDING OF FACTS:

The committee reviewed the facts in regard to the appeal:

Mr. Hill made a motion to approve the finding of facts for the appeal, and **Mr. Mullins** seconded the motion.

ROLL CALL

Joe Kough	Yes / No
Rich Hill	Yes / No
Dennis Coz	Yes / No
Bryan Mullins	Yes / No

Mr. Keough stated that a letter will be mailed to the applicant within 10 days with the decision results of the appeal. This decision may be appealed with the Geauga County Court of Common Pleas within 30 days.

Mr. Keough made a motion to approve the minutes of the **June 13th** meeting. The motion was seconded by **Mr. Mullins**. The motion passed unanimously.

New Business: There was none.

There was a motion to adjourn the meeting by **Mr.Keough** and seconded by **Mr. Mullins** The meeting was adjourned at **8:30** PM.

Respectfully submitted.

Jan Helt _____
Zoning Secretary

Joe Keough _____
Chairperson