RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Auburn Township Administration Building
11010 Washington Street

Held April 12, 2022 1 20

~~BZA-2022-04v~~

MEMBERS PRESENT: ROBERT FORD, DOUG HOGAN, BRIAN STEWART, LEWIS TOMSIC, MICHAEL VARLEY, BEN TIMMONS

MEMBER ABSENT: DAVID PARKER

MEMBERS HEARING THE CASE: Hogan, Tomsic, Stewart, Varley, Ford

CASE FILE: The case file is included as part of the official record, and also includes the Auburn Township Zoning Resolution

The meeting moved on to the next agenda item under new business which was:

BZA-2022-04v--an appeal requesting a variance, submitted by Mike Hornsby, President of Maikoh Holdings LLC, from the Auburn Township Zoning Resolution, Article 4A.05(e)(6) Schedule of Uses for tractor-trailer services, repair, and overnight parking lot, proposed for parcel number 01-086300, Auburn Township OH 44023, in the B1A zoning district, which is not a permitted use in a B1A zoning district.

Chairman Doug Hogan verified that everyone, who was planning on testifying at this hearing, was previously sworn in at the beginning of the meeting.

Mr. Hogan again noted that the official record for this hearing are the minutes recorded by the Board of Zoning Appeals Secretary and that the case file and zoning resolution are part of the official record.

The applicant, Mike Hornsby, 13384 Main Market Road, Hiram, Ohio, introduced himself to the Board and indicated that he was requesting a variance for his parcel to relocate his trucking company to Auburn Township, which is including their tractor trailers. He indicated that his company has expanded and grown and they have run out of room at their current location and that is why the company is looking to relocate. He also explained that he wanted the new location to stay in Geauga County and along State Route 422 because 422 is a main corridor.

Attorney Joe Weiss introduced himself to the Board and indicated that he represents Mr. Hornsby and McCoy Company. Mr. Weiss also indicated that Mr. Hornsby's son Seth and Mr. Hornsby's wife were with Mr. Hornsby at tonight's meeting.

Attorney Weiss presented documents to the Board of Appeals and proceeded to explain the documents to the Board. He indicated that he has a plot map of the site and that this plot map is being identified as Exhibit A, which will be entered into the case file.

Mr. Weiss further explained that he has additional maps that are identified as Exhibit B that he will provide for the permanent record. Attorney Weiss also commented that Exhibit B includes various maps from Geauga Link, with information he wants the Board to have.

Mr. Weiss proceeded to ask Mr. Hornsby to please explain to the Board what the Exhibit is portraying on his property and what borders on each side of the property.

Mike Hornsby testified that he purchased the property over two years ago. He commented that the property is 200 feet wide at the entrance to the property, on Washington.

He further explained that the 200' road frontage on Washington Street is important for his business, so that "we can swing trucks in" to access the property. He further commented that the property is depth 435' [from Washington Street].

He also explained that the property to the east of the proposed parking lot area on the lot is currently vacant. He explained that this property is somewhat of a flag lot and to the east of the narrower part of the lot, there are three houses on three small lots. He indicated that the business driveway will run parallel to these dwellings.

Mr. Hornsby further noted that there is a dwelling located on the west side [of the property]. He commented that the back of his property is all vacant and wooded.

Mr. Weiss asked, "Who owns the rest of the property to the east." Mr. Hornsby again indicated that it was vacant. Mr. Hornsby also commented that to the south is State Route 422. He explained that this location will give his trucks easy access to stay on State Route 422 and not impede traffic.

Mr. Hornsby also commented that currently his property in Troy Township is smaller. It is about 2 acres; explaining that one parcel of his property is an acre and the other parcel is 1.3 acres. He further indicated that the company has been located in Troy Township since 2005; and explained that the company is too big now to stay at the current location and that they need a larger building to be able to pull trucks in for servicing.

Brian Stewart asked what kind of trucks Mr. Hornsby's company operates. Mr. Hornsby explained that the vehicles are 70' long, a sleeper trailer, 2 straight 42', 8 tractor trailers and 2 trucks that handle freight which is typically steel and building materials.

He commented that the company does not cross dock; that the trucks are typically gone all week. He did explain that they have two employees that make local deliveries. He also explained that currently they have a total of 12 employees--8 drivers and 4 office personnel.

Mr. Weiss asked if the property is serviced by sewer. Mr. Hornsby indicated that the property in Troy is septic; but that the Auburn property is served by sewer. He again commented that the parcel is a flag lot and the trucks will be located far off the road [East Washington].

Mr. Weiss asked Mr. Hornsby, "if when you inquired about this lot, did you inquire about the property with Zoning before you purchased it?"

Mr. Hornsby indicated that they had walked the property and that they had a meeting with Auburn Township's Zoning Inspector, Frank Kitko, and during the meeting with Mr. Kitko, he asked for his opinion "if we moved his trucking company out here, would we be able to". Mr. Hornsby commented that Mr. Kitko indicated that they had a good chance.

Mr. Hornsby testified to the Board that to be honest "I took a gamble, so as to not lose out on the property". He further explained that after purchasing the property, he attended approximately six (6) [Auburn Township] Zoning Commission meetings because he knew that Auburn's Zoning Resolution was being rewritten. Mr. Hornsby further explained to the Board of Zoning Appeals that he asked the Zoning Commission if "there was any chance that the B-1A zoning district could allow for this use." [a proposed trucking company].

Mr. Hornsby indicated that in his opinion he felt location-wise, his property was not far from the zoning district that allows for a trucking company use. Mr. Hornsby also commented that the B-1A zoning district currently allows for service stations.

Proceeding with questioning, Mr. Weiss asked Mr. Hornsby "what's located across the street?" Mr. Hornsby indicated that across the street is just a building that is being revamped to a brewery. He also commented that to the northeast of his property, is a house that is used as a house with commercial property. He further explained that next to that parcel is a construction company, Eclipse.

Mr. Hornsby indicated that he knew that the Eclipse Company was grandfathered in. He also commented that the next building to the west of the Eclipse Company also has a tractor trailer [located on it]. Mr. Hornsby indicated that he felt that his use kind of fit into the area.

Mr. Hornsby also commented that he felt his company would be a value to the community. He indicated that he expects that his investment in this property will be approximately $500,000.

Attorney Weiss again asked Mr. Hornsby what was located to the east of his property. Mr. Hornsby indicated that the area is owned by the Besser Company and it is vacant. He further commented that the next parcel east of Besser's property is the Township's cemetery and right past the cemetery to the east is the restaurant.

Mr. Hornsby also commented that across Washington Street to the northeast from his parcel there are three lots that are also vacant, then there is a parcel with a vacant house, then another house, then a small retail shop.

Mr. Hornsby continued to explain the maps that were included in Exhibit B. The maps were as follows:

Map 1--Zoning map
Map 2-Identifies the property owners
Map 3-Describes existing land use per county auditor
Map 4-From Auburn Township shows the sewer district
Map 5-Expected ground water yield
Map 6-1-Soil type, no flood plain or wetlands
Map 6-2 Layout of lots around Mccoy
J-Smaller copy of the site plan

A discussion took place regarding a proposed retention pond on the property. Mr. Hornsby indicated that the site plan was drawn up by a well-known engineer in the area.

He explained that by Washington Street, his property has a gradual slope to the south and that there is a proposed retention pond in the back of the parcel to catch all water run-off. Mr. Hornsby also noted that on the map, at the 1250' elevation, there is a creek that runs on the property. He further explained that on the other side of the creek, in the southwest corner of the property, that portion of the property will not be usable, without building a bridge.

Mr. Hornsby continued on with the presentation and commented that his company is not looking to grow rapidly, but to grow slow and steady; and because of this proposed slow growth, he noted that the company does not expect to use that back corner of the property, at any time in the near future.

Mr. Hornsby explained the parking situation that was shown on the site plan. He indicated that the Engineer "laid this out to show us the maximum amount of parking spaces that we could have on the property." He explained that the parking lot on the east side of the property would be used for the driver's cars, 27 trailers and 38 cabs would be the maximum.

After Mr. Weiss finished questioning Mr. Hornsby, Chairman Doug Hogan explained that if the variance request is allowed, this variance is permanent and runs with the property. He indicated that this is problematic, since if tomorrow your trucking company gets bought out, then the new owner could put almost 40 trucks there and there would be nothing that the Township could do.

It was noted that there was an issue with the location of the pond being too close to the east property line. It was explained that Auburn Township has a fifty foot (50') setback requirement for ponds and lakes; and that the pond, in its current proposed location, was in violation. Mr. Hornsby was asked if the pond could be relocated. Mr. Hornsby explained that they do not want to move the pond, because if they did, then the proposed building would be directly behind the neighbors' houses. Mr. Stewart asked if the shape of the pond could be modified to comply with zoning. A discussion took place.

It was noted during the discussion, that since this project is a commercial development, the project would require approval for a storm water management plan from Geauga Soil and Water and the retention pond location would be addressed then.

Mr. Stewart indicated that there are options to adjust the pond to meet the setback requirements. Mr. Hornsby indicated that they are open to adjusting the pond location.

Mr. Hogan asked if there were any issues with this business connecting into the sewer system. Mr. Kitko indicated that that would be handled by Water Resources at Geauga County. Mr. Tomsic indicated that it is a non-issue.

Mr. Stewart indicated that if the retention pond is filled, it would discharge directly into the creek.

Mr. Stewart asked Mr. Hornsby "to tell me about your business and how it functions; and to give me a typical day in the life of the business", since there have been residents living there for years, that running trucks in and out of the parking area would be undesirable.

Mr. Hornsby explained that typically the trucks prep on Sunday afternoon. He further commented that "seven (7) semis leave early, first thing Monday morning and are usually gone all week". He explained that the impact of the trucks, on a daily basis, is pretty minimal.

He further explained that for the straight trucks, the typical day starts at 5:00 AM with the trucks leaving around 7:00 AM. Those particular trucks run around Ohio, Michigan and, Pennsylvania. He commented that the trucks are back in the evening around 5:00 PM to 9:00 PM at night. He also commented that his business "currently has residents located beside us now and have never had a complaint." He further explained currently that the trucks "have minimal impact on our neighbors."

Mr. Hornsby also indicated that his trucks have minimal idling time in the parking lots, only about 5-20 minutes. He also commented that the trucks are never running at night. He explained that "on Saturday, that's our main day for maintenance on the trucks and they work from 9:00-10:00 AM until 4:00-5:00 PM. He commented that on Sunday, nothing is done at the business, unless there are extenuating circumstances. He indicated that they try to keep the impact on the neighborhood, as low as they can.

Mr. Hornsby indicated that he knows Kuhnle runs straight pipe on his trucks that are extremely loud and that his company does not do that.

Doug Hogan asked if there would be fuel located on the premises.

Mr. Hornsby indicated that they do have fuel tanks, but that his tanks are double-walled fuel storage tanks with a secondary containment system; the secondary containment system is a safety net. Mr. Hornsby indicated that the tanks will hold a total of 2000 gallons of fuel.

Brian Stewart asked "where would the fuel storage tanks be located on the property?"

Mr. Hornsby indicated that they felt putting the fuel tanks in the back corner of parking lot would be the ideal location.

Mr. Hogan asked Mr. Weiss if he were done with his questions.

Mr. Hogan then asked for comments from the audience.

Mark Lewis, 11653 Washington, Auburn Township, introduced himself and explained that his property is located directly in front of the proposed trucking company property. Mr. Lewis stated that he understands that in the B-1A zoning district, this proposed use is not permitted and that his concern is that this type of use will have a direct impact on the Lewis' property. Mr. Lewis also asked about the company's growth and how does Mr. Hornsby see the business growing.

Mr. Hornsby indicated that he did not see the business expanding more than past 20 trucks.

Mr. Lewis indicated that his background is as a firefighter and did "you have a plan for the building to catch all the oil and grease." Mr. Hornsby indicated that they will install the required containment for this.

Mr. Lewis commented that this zoning district is just for residential, general business and retail. Mr. Lewis also asked if there was currently any zoning district in the Township that would allow for this type of business. Mr. Lewis was also concerned that allowing this type of business would set a precedent in the B-1A zoning district. Mr. Lewis felt that there should be an acceptable balance between the commercial uses and residential.

Zoning Inspector Frank Kitko indicated that this type of business is permitted in the I-1 Industrial District located on Munn Road, north of Washington Street.

Mr. Hogan indicated that in Article 2 in the Auburn Township Zoning Resolution there is the definition for general business and the Schedule of Uses [Article 4A] lists the type of businesses that are permitted in the B1A zoning district. Mr. Hogan further reiterated that the B-1A zoning district is an area for residential and general businesses.

Mr. Hornsby asked, "If you allow this, does this handcuff the Board to granting future variances?" Mr. Hogan indicated that the variance stays with the property but "we don't have to grant future variances on other properties."

Mr. Hogan further explained that the purpose of this zoning district is to have an acceptable balance maintained in the area between businesses and residential; further explaining that it appears there are permitted businesses that are currently growing in the area which is the intent of this zoning district.

Angela Voitech, 11625 Washington Street, Auburn Township spoke. She indicated that Mike [Hornsby] is a very nice man, "I appreciate that, but his dream impedes on mine, Geauga County is a place I want to raise our children. I realized that this [area] is commercial."

She further stated that she did her due diligence before she purchased her property and knew it was a commercial district which was set up for businesses like restaurants or a pharmacy, and that these are the types of businesses that have set hours with minimal truck traffic.

Ms. Voitech indicated that she is just not comfortable with this [the trucking company] being in my backyard." She further testified that this use does not fit into the character of the neighborhood. She also stated that "I am a child cancer survivor and am worried about the diesel output."

Jason Wein, 17346 Ravenna Road, Auburn Township, introduced himself and indicated that he owns commercial property in this area. He also indicated that he has a huge financial investment in the area, thousands of dollars. Mr. Wein testified that "I respect you as a business man but that is not the type of business that we want in this zoning district."

Mr. Wein further commented, "We want the neighborhood to feel like a neighborhood not a truck parking area. We all had to pay 10k per acre for sewer assessment." Mr. Wein further commented "we want to buy local and be local. The area is growing, but slowly, but our vision here is local people doing cool things. I respect what you're doing, but Munn Road might be a better location."

Mr. Hornsby indicated that "we've had a cancer survivor working with us since 2007." Mr. Hornsby also indicated that there is a stigma attached to trucking companies and stated "we won't impact you any more than Eclipse." He stated, "We've lived out here since 2002 and we have pride in our area." He stated, "This area, in 20 years, has only gotten one new company. There isn't any growth."

Mr. Hornsby also indicated, "We're going to move somewhere, we want to stay on State Route 422 but there's no property in Troy." Mr. Hornsby indicated that his business is going to bring growth and tax revenue. He also commented that they have been paying the sewer bills for the property for two years.

Mr. Wein stated that people move to Auburn because they don't want this kind of growth.

Mr. Tomsic indicated that he felt Mr. Hornby's business would be a better fit on Munn Road in the Industrial District, which is actually zoned for this type of business. Mr. Tomsic also indicated that if the variance is granted, the variance stays with the property forever; and this could have an impact on the Township and the residents that live in the area. Mr. Tomsic further commented that it appears that you suggest that you're going to make things nice, but with a variance, the Township has no way of enforcing promises and in the future, the next person may not be as formidable.

Dr. Varley, a medical doctor, discussed air quality information and ambient air and the impact of diesel fumes caused by the dense black smoke. In brief, he explained that this smoke, which is mostly carbon, happens when a diesel truck starts up. This could be problematic to people living in the area. He also commented on the unburnt hydrocarbon that has been proven that can cause cancer.

Dr. Varley also explained that most of the research on health issues is based on tractor trailers in urban settings. He did indicate that this is a big problem in urban centers and not so much in a rural setting, but the risk is not zero in a rural setting. He indicated that the trucking company would need to conform to the Federal and State EPA requirements. Dr. Varley presented various documents that are in the case file.

Mr. Hogan also indicated that there is a possible connection to health related issues.

Chairman Hogan asked for comments from the Zoning Inspector.

Frank Kitko, Auburn Township Zoning Inspector, indicated that he had a several questions for the applicant. Mr. Kitko wanted to make sure that Mr. Hornsby was aware of the stream on the premises and that there is a riparian setback requirement. Mr. Kitko also indicated that there may also be issues for the Indiana Bats, an endangered species in this area. Mr. Hornsby indicated that he was aware of the stream. Mr. Kitko indicated that this stream does flow to Ladue Reservoir and that the City of Akron monitors the water quality like clockwork.

Mr. Kitko also explained that there is a concern regarding noise with the trucks, truck idling, and with refrigerated units, that may be running overnight. Mr. Hornsby indicated that they do not have refrigerated units.

Mr. Kitko also commented that the Board has addressed his concerns with the other nuisance issues--odors and fumes that could be problematic. Mr. Kitko addressed his concerns regarding lighting and light pollution and what the lighting requirements are for this area. Mr. Kitko further explained that there can be no light pollution or shining lights coming from the property. Mr. Hornsby indicated that these concerns would all be addressed in the design.

Mr. Kitko also indicated that he is aware of the fuel tank situation.

Mr. Kitko commented that Mr. Hornsby's business may have the best intentions with his business, but the Township cannot put conditions on a variance; it is a very tough situation to consider. He further explained that if the variance is granted, the variance stays with the property and the Township has no way to regulate the use.

Mr. Kitko indicated that he had spoken with Troy Township and Troy Township officials indicated that Mr. Hornsby's company has done a good job in their community and that Troy had no complaints.

Mr. Kitko also wanted to clarify that when he met with Mr. Hornsby, regarding the property, he explained to him, as he would have explained to anyone with property, his trucking company business was not compliant and not permitted in that district, but as a property owner he has the right to apply for a variance.

Mr. Kitko also asked if they intend to wash or clean the vehicles at the location. Mr. Hornsby indicate that they will, be but it would be inside the building and not outside. Mr. Kitko commented that the EPA would need to be involved, especially with the waste water containment from washing the vehicles.

Mr. Hogan asked if Auburn Township Fire Chief John Phillips had any comments regarding the proposed business. Chief Phillips commented that the business is aware that they have to meet all State of Ohio and local building codes for the project to move forward. Chief Phillips also commented that other than that, the Fire Department has no objection.

Ed Meyers, introduced himself to the Board and indicated that he is an attorney representing Charles Meyers, a contiguous property owner. Attorney Meyers indicated that he feels they have all good intentions but it is a use variance and there are guidelines for granting this type of variance. Attorney Meyers indicated that Charles Meyers, owns the two parcels of property, directly across Washington Street from the proposed project. Attorney Meyers further commented that Charles Meyers is not in favor of this type of business going in at this location, and he feels that the business would be a detriment to the area.

The other point that Attorney Meyers wanted to make was that this request is for a use variance, and granting a use variance is not the same as a simple setback variance. Attorney Meyers explained his interpretation of the use variance requirements was that the owner could not make any economical use of the property otherwise.

Charlie Meyers introduced himself to the Board and confirmed that he owns the two lots across Washington Street from Mr. Hornsby's property. Mr. Meyers indicated that he actually lives on Lancaster Drive and his Lancaster Drive property abuts his two vacant lots that front on Washington Street. Mr. Meyers indicated that the spirit of the zoning in this area is not for an industrial use and a trucking company is an industrial use.

Mr. Meyers indicated he can hear the noise from Eclipse and does not want another industrial type business located in this area. He stated that he is not against business and growth but it should be the right kind of business. He further explained that he feels the area is seeing growth with what is happening already with the pizza shop and the brewery. Mr. Meyers also indicated that most of the residents who live here do not want this proposed use to happen.

A discussion took place regarding the cemetery owner. It was noted that Auburn Township owns the cemetery property and that the cemetery is not a contiguous property owner for this hearing.

The next person to testify was Natalie Besser 10670 Sherman Road, Chardon, Ohio.

Ms. Besser wanted "to thank you Mike [Hornsby] for presenting." Ms. Besser indicated that her family has been in business for 60 years and owns the property to the east of Mr. Hornsby's property.

Ms. Besser indicated that Mr. Hornsby testified that he took a gamble and a chance when he purchased the property, and that gamble was a pretty big gamble since he knew his proposed use was not a permitted use for this zoning district.

Ms. Besser indicated that her family has also invested in this area as well, and they did do their due diligence. She further explained that this proposed use is not in the makeup of this area and is negatively impacting the commercial and retail. She further noted that it would change the whole make-up of the area and that is not the intent of the B=1A Zoning District.

She also stated that there are other areas that can accommodate Mr. Hornsby's business needs. She explained that there has been several surveys done about what people want Auburn Corners to be and how to develop it and his proposed use is not one of them—it is not wanted. We don't want the precedent set for a junk yard, for example, to come into the area. Ms. Besser explained that that's why zoning boards have the authority to manage what goes where.

Ms. Besser further testified that they have been looking at how to develop the property that they own, with the possibility of maybe leasing it to a retail owner. She indicated that she has owned the property for 33 years.

Mr. Hornsby wanted to know why the Bessers have not done anything with their property. Mr. Meyer was asked what was on his property. Mr. Meyer indicated that his property is vacant.

Susan Lewis also addressed the Board and commented that she does not want to see a parking lot when she walks through the cemetery, where her family members are buried.

Mr. Hogan again stressed that with the B-1A zoning district, that one of the things the Township is looking for is an acceptable balance between commercial business and residential, as it is defined in the Auburn Township Zoning Resolution.

He further commented that once the Board votes, it will be a "yes" or "no" vote; but now the applicant is being given the chance to take the request off the table and revisit it at the next meeting. Mr. Hogan just wanted the applicant to be aware of that.

Mr. Hogan asked for a motion.

Attorney Joe Weiss commented that he had closing comments that he wanted to make.

Mr. Weiss indicated that as part of the application there was arguments offered on each of the issues at hand regarding the use variance.

Attorney Weiss wanted to make sure that these points are in the permanent record. Mr. Weiss again stressed that the actual business operation will be located far off Washington Street and to the back of the property.

Mr. Weiss also reference a court case in Russell Township and the impact it could have. Mr. Hogan asked for a copy of that case, or at least the name of the case. Mr. Weiss also commented that residential can work in harmony with more invasive businesses; citing his own situation in Chesterland, living across from a landscape supply business and next to renting landscapers that move in and out. He stressed that there are provisions in the Ohio Revised Code to allow for variances. He also stressed that again this business will be located far back on the property.

Mr. Hogan asked that he get a copy of the court case Attorney Weiss reference because he would like to read it.

Mr. Hogan again stressed that this variance request is asking the Township to go way outside the lines.

Attorney Weiss wanted to verify that all his exhibits were made part of the record. Mr. Weiss was assured that all the exhibits were entered into the case file and were all made a part of the official record.

The BZA secretary wanted to clarify for the record what the standards and guidelines that the Board of Appeals would use for granting a use variance and that a use variance is granted only upon finding of an unnecessary hardship.

The secretary proceeded to read those standards for the minutes and were as follows:

1. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

2. The hardship condition is not created by actions of the applicant;

3. The granting of the variance will not adversely affect the rights of adjacent owners;

RECORD OF PROCEEDINGS
Minutes of AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR Meeting
Auburn Township Administration Building
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148
11010 Washington Street
Held April 12, 2022 10
~~BZA-2022-04v~~ 20

4. The granting of the variance will not adversely affect the public health, safety or general welfare;

5. The variance will be consistent with the general spirit and intent of the zoning code;

6. The variance sought is the minimum which will afford relief to the applicant; and

7. There is no other economically viable use which is permitted in the zoning district.

It was also recapped that Auburn Township has zoning districts set up for specific uses and this B-1A zoning district offers a place for a combination of residential and commercial uses.

Motion by Doug Hogan to grant BZA-2022-04v--an appeal requesting a variance, submitted by Mike Hornsby, President of Maikoh Holdings LLC, from the Auburn Township Zoning Resolution, Article 4A.05(e)(6) Schedule of Uses for tractor-trailer services, repair, and overnight parking lot, proposed for parcel number 01-086300, Auburn Township OH 44023, in the B1A zoning district, which is not a permitted use in a B1A zoning district. The motion was seconded by Brian Stewart. Vote: Ford, no; Stewart, no; Tomsic, no; Varley, no; and Hogan, no. The motion was denied.

Mr. Hogan again explained the appeal process to the applicant and his attorney.

He explained that the decision of the BZA can be appealed within thirty (30) days after the minutes are approved. The minutes for tonight's hearing will be approved on May 10, 2022.

Mr. Hogan thanked everyone who came and commented and that their input was very important.

Under miscellaneous on the agenda—members were given new copies of the zoning map, a handout flyer for the upcoming Northeast Ohio Reginal Planning and Zoning Workshop on Friday, June 24, 2022 at Punderson Manor.

The next meeting May 10, 2022.

Motion by Doug Hogan to adjourn the meeting. The motion was seconded by Brian Stewart. Vote: Ford, yes; Varley, yes; Tomsic, yes; Stewart, yes; and Hogan, yes. The motion passed.

The meeting was adjourned.

Minutes submitted by

Minutes Approved on:

May 10, 2022

Jane Hardy, BZA Secretary

Doug Hogan, Chairman