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 July 9, 2024 3
Held BZA-2024-11v 20

Mr. Moidell also explained the operation that he has for his hemp research business, which is located in another building in the I-1 district. Mr. Moidell commented that, the hemp part of his business is getting FAA funding for the research that he does. A discussion took place.

A discussion also took place regarding the growth of Mr. Moidell's business. He commented that the business is doing well and there is about 300% more business.

Mr. Stewart asked how much manufacturing was being done on the premises? Mr. Moidell explained that it is about 10%, but that the business does also have warehousing associated with it. Mr. Moidell explained that he has had more of a spike in his wholesale business and there is no change in the scope of his retail operation.

A discussion took place.

Mr. Ford asked if the next move was to take over the entire building. Mr. Moidell indicated that was a possibility and indicated that the building is a quiet, safe place for his business.

Ed Gottschalk indicated that what Mr. Moidell does is not the typical retail business because the industrial area does not have the traffic needed for a true retail business. The businesses in that area are more the mom-and-pop type of business.

Mr. Gottschalk also commented that none of the small businesses, the mom and pops, are getting rich. Mr. Gottschalk commented on the number of hours that Mr. Moidell works and what he probably makes an hour, considering how many hours he works during the week. He explained that small businesses are for life, not for the money, and the benefit of a small business is, that you are your own boss.

There were no further comments or questions.

Motion by Brian Stewart to grant BZA-2024-11v, an appeal requesting a variance, submitted by Community Garden Supply, Ben Moidell, from the Auburn Township Zoning Resolution, Article 4A.05 (c)(1), Schedule of Uses, Retail Sales are Limited to "if it is manufactured on site" for retail sales located at 10220 Gottschalk Parkway, Unit #2 Auburn Township, Ohio 44023 in a I-1 zoning district. The motion was seconded by Robert Ford. Vote: Varley, no; Tomsic, yes; Stewart, yes; Hogan, no; and Ford, yes.

The appeal period was again explained to the applicant. It was explained that the minutes for this meeting will be approved on August 13, 2024, and there is a thirty (30) day appeal period after that date.

Mr. Moidell thanked the Board and left the meeting.

The meeting moved on to the next item on the agenda.

Minutes submitted by

Jane Hardy, BZA Secretary

Minutes Approved on:

August 13, 2024

Robert Ford, Chairman

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 July 9, 2024 1
BZA-2024-12v 20

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

MEMBER ABSENT: DAVID PARKER

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

CASE FILE: The case file for BZA-2024-12v is included as part of the official record, along with the Auburn Township Zoning Resolution

BZA-2024-12v—an appeal requesting a variance, submitted by Mark T. DiDomenico, Trustee, from the Auburn Township Zoning Resolution, Article 2.02 Accessory Building …(3) which is located on the same lot with the principle building, …, for a proposed accessory building to be located on a vacant lot identified as PPN: 01-117573 S/L 22 Grouse Point Estates, Auburn Township, Ohio 44023, in an R-1 zoning district.

Frank Kitko, Auburn Township Zoning Inspector and Jane Hardy, BZA Secretary were also present. Chief John Phillips was also present.

Mr. Ford confirmed that everyone had been sworn in. Brian Stewart and Ben Timmons indicated that they both would be recusing themselves from hearing this case. Chairman Ford continued on with the next agenda item which was:

BZA-2024-12v—an appeal requesting a variance, submitted by Mark T. DiDomenico, Trustee, from the Auburn Township Zoning Resolution, Article 2.02 Accessory Building …(3) which is located on the same lot with the principle building, …, for a proposed accessory building to be located on a vacant lot identified as PPN: 01-117573 S/L 22 Grouse Point Estates, Auburn Township, Ohio 44023, in an R-1 zoning district.

Mr. DiDomenico was asked to present his case. Mark DiDomenico introduced himself to the Board. He indicated that he has lived in Auburn Township for twenty-five (25) years and that he owns the vacant lot next to the lot with his dwelling. He explained that it is currently a vacant wooded lot and eventually would like to build a house for his daughter on it, but in the meantime since it is just sitting there, he would like to build an accessory building on it now. He also explained that he does own a landscape company, but that he does not plan to use it for his business.

He also testified that he does not plan to clear the whole lot and wants to leave the trees on it. He felt that the building would improve the property. He explained that the building will be 20,000 square feet. Mr. DiDomenico indicated that he could combine the two lots and then split them later.

Mr. Tomsic asked how far back the structure would be from Widgeon Drive. Mr. DiDomenico indicated that the structure would be far back on the vacant lot but that the driveway would come in off Widgeon.

Mr. Hogan asked what the structure would be used especially since it is such a large building. Mr. Hogan also asked what assurance the Auburn Township and his neighbors would have that this building would not be used for a business. Mr. DiDomenico indicated that he has a building in Bedford Heights for his business.
It was again noted that the two sublots could be combined and a variance would not be needed. Mr. DiDomenico commented that the garage door openings would not be facing Widgeon that the doors would be facing the wider side (the depth) of the property. Mr. Hogan commented on the beauty of the lot and that the doors would not be facing the road.

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 July 9, 2024 2 20

~~BZA-2024-12v~~

Mr. Ford asked why the application was not filled out completely, that there was a lot of the application that was left blank.

Mr. Ford also commented on the height of the building. He indicated that based on the prints that were submitted, that the proposed height of the building, depending on the confirmed roof pitch, that the building would be 26-28' in height and that height would not be in compliance with the height requirements for an accessory building in Auburn Township.

Mr. Ford indicated that there should be a real set of drawings with the application. He indicated that the accessory buildings should be located on the same lot as the dwelling. A discussion took place that the proposed driveway to access the proposed accessory building would be coming off Mr. DiDomenico's current driveway on the lot with his dwelling.

It was noted for the record, that driveways are not permitted to cross property lines, so what is being proposed with the driveways is not allowed and would also need a variance.

Mr. DiDomenico was asked why he just did not build the accessory building on his current lot. Mr. DiDomenico explained that he likes the way his lot looks now and does not want the structure on his current lot.

Mr. Ford indicated that he would like to see a full set of drawings for the proposed building, that the application is not complete, and needs to be filled out and that this due diligence needs to be completed before a vote is taken. Mr. Ford suggested tabling this case. The Board was in agreement.

Motion by Robert Ford to table BZA-2024-12v. The motion was seconded by Doug Hogan. Vote: Hogan, yes; Ford, yes; Tomsic, yes; and Varley, yes. BZA-2024-12v was tabled.

The Board moved on to the next item on the agenda. Board members read the meeting minutes for June 11, 2024.

Motion by Michael Varley to approve the meeting minutes from the June 11, 2024, meeting. The motion was seconded by Doug Hogan. Vote: Stewart, yes; Hogan, yes; Tomsic, yes; Ford, yes; and Varley, yes. Motion passed.

Next meeting will be August 13, 2024.

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

Minutes submitted by

Jane Hardy, BZA Secretary

Minutes Approved on:

August 13, 2024

Robert Ford, Chairman