RECORD OF PROCEEDINGS

Chairman Robert Ford proceeded with the next item on the agenda under New Business which was: **BZA-2026-10cu**

MEMBERS HEARING THE CASE: ROBERT FORD, BRIAN STEWART, MICHAEL VARLEY, LEWIS TOMSIC AND BEN TIMMONS

CASE FILE: The case file for **BZA-2026-10cu** is included as part of the official record, along with the Auburn Township Zoning Resolution

CASE: **BZA-2026-10cu-a request for a conditional use permit for Prestige Storage Bainbridge LLC/EZ Storage Chagrin LLC, for self-storage located at 10204 Queens Way and 17290 Munn Road, Auburn Township, OH 44023 in an I-1 zoning district**

Mr. Ford stated that the representation for this case is by their attorney, Ben Ockner

Mr. Ockner would like it to go on record that he would like to be as agreeable as the previous case.

The applicant was asked to present the case.

Mr. Ockner stated that he is here on behalf of EZ Storage. EZ storage recently acquired the storage units at Munn Road and Queens Way. The units were previously built in 2006 and then an additional building in 2008. Before purchasing, his client communicated with Ms. Hardy asking if the property was in compliance with Auburn Township Zoning; and she advised them that it was indeed in compliance with Auburn Township Zoning. Mr. Ockner further commented that they were surprised that even though they were buying a property that already was benefitted by a conditional zoning certificate, they had to come back to get it reissued.

Mr. Ockner stated that his first order of business this evening is to be lawyerly and to object to the provision that says the conditional zoning certificate must be reissued. He explained that objection has legal reasons for it. He does not dispute that; "it is just for the record to preserve my clients' rights from going sideways." This is in the Auburn Township Zoning Resolution. He explained that the only evidence that I am looking for is that I want to introduce Mr. Joseph Harmon, who is the District Manager for EZ Storage. He indicated that he has just one question for Mr. Harmon," is the facility still being operated as before?"

Mr. Harmon stated that it has and is continuing to operate per the existing conditions.

Ms. Hardy asked to speak since her name was specifically dragged into this. Mr. Corey Bonda did call and ask if the facility was in compliance. Mr. Bonda was notified that it was operated as a conditional use permit and that he was told, at that time, he would have to reapply for a conditional use permit. It was also explained that Auburn Township's legal representative says that although in some court districts a conditional use is good for the life of the property, that is not the case in the district that covers Northeast Ohio.

Mr. Ockner said he would never drag Mrs. Hardy into the mud. He explained that our beef is with the Zoning Resolution and not with anything anyone told them. It is just for the record. He explained that I am not looking to attack anyone on this.

Mr. Stewart stated that there have not been any complaints from Geauga Public Health or contiguous property owners.

Mr. Ford stated that he was going to run through all seventeen conditions and to speak up if there is a question.

1. All requirements for self-storage units as listed in 5.03(g) of the Auburn Township Zoning Resolution are included as conditions to this certificate.

2. A landscape buffer is required for the front parking.

3. Parking will not be permitted between buildings "No Parking Fire Lane" signs must be posted. Quantity and location of the signs to be determined by the Auburn Volunteer Fire Department. Documentation as to location of signage to be supplied to the Auburn Township Zoning Inspector.

4. "No Flammable and Dangerous Materials Signs" shall be posted on the end of each building adjacent to the driveway. All other required locations for sign placement will be determined by the Auburn Volunteer Fire Department.

5. No unit is to be used as a residential dwelling.

6. No units can be used to house animals.

7. There will be no warehousing.

8. No businesses other than self-storage are permitted in the individual units.

9. No sanitary hook up to any unit.

10. Applicant to supply and maintain fire extinguishers as per the State of Ohio Fire Code and the Auburn Township Fire Department. The integrity of the firewall must be maintained.

    Mr. Ockner stated that he did not have a copy of these conditions that were being read and requested a copy. Mr. Ockner was given a copy of the conditions

11. There is to be NO outdoor storage.

12. At the west building, there is to be nothing stored or left in the hallway—signage indicating this requirement is to be provided and approved by the AVFD.

13. No electrical in any individual units.

14. At the West building only, electrical & HVAC only as shown on original prints.

RECORD OF PROCEEDINGS

Minutes of Meeting

AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

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

Held Auburn Township Administration Building 20

11010 Washington Street May 12, 2026 7

15. The Conditional Use Certificate is granted for a period of five (5) years, but the Township reserves the right "to revoke the certificate" if there is any violation.

16. A Knox Box is required (coordinate with AVFD).

17. There needs to be a fire extinguisher located within 75' from all units.

Mr. Ockner stated that he is good with said conditions.

Mr. Stewart made a motion to grant BZA-2026-10cu-a request for a conditional use permit for Prestige Storage Bainbridge LLC/EZ Storage Chagrin LLC, for self-storage located at 10204 Queens Way and 17290 Munn Road, Auburn Township, OH 44023 in an I-1 zoning district.

Mr. Ford seconded this motion.

Vote: Ford, yes; Stewart, yes; Tomsic, yes; Varley, yes; and Timmons, yes.

The motion was granted.

Minutes submitted by

Allison Lesniak, BZA Secretary June 9, 2026

Robert Ford, Chairman