RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP BOARD OF ZONING APPEALS—REGULAR Meeting

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

Held Auburn Township Administration Building 11010 Washington Street June 9, 2026 20 1

MEMBERS PRESENT: Robert Ford, Brian Stewart, Michael Varley, Lewis Tomsic, and Ben Timmons

MEMBER ABSENT: Marc Kolantz

MEMBERS HEARING THE CASE: Robert Ford, Brian Stewart, Michael Varley, Lewis Tomsic, and Ben Timmons

CASE FILE: The case file for BZA-2026-13cu is included as part of the official record, along with the Auburn Township Zoning Resolution

CASE: **BZA-2026-13cu-a request for conditional use certificate Platinum Select Motor for 5.03(I) Automobile Sales located at 10986 Washington Street, Auburn Township OH 44023, in a B-1 zoning district.**

Frank Kitko, Auburn Township Zoning Inspector; Allison Lesniak, BZA Secretary; and Keith Blaser, Fire Inspector representing Auburn Fire Department were also in attendance.

Mr. Ford again verified that everyone in attendance had signed in.

Mr. Ford swore everyone in who was planning on testifying.

The BZA is a quasi-judicial body and as such, its role is similar to a judge in a court case. The Board will hear evidence and testimony that is factual and will make decisions based upon the facts which are presented, the rules as set forth in the resolution and principles of law.

The Ohio Revised Code Section, 519.13 requires that any Township that has adopted a zoning resolution, which Auburn Township has, appoints a five -member Board of Zoning Appeals and 2 alternate members. This Board is empowered to hear and decide appeals and to authorize variances from the strict terms of the zoning resolution where the variance will not be contrary to the public interest and where, due to special conditions, a literal enforcement of the resolution will result in an unnecessary hardship or practical difficulties, The BZA is also permitted to authorize variances where the spirit and intent of zoning is upheld and substantial justice will be done.

The BZA is empowered to grant a conditional use permit.

With this being stated the Board proceedings are relatively informal; but, in order to conduct an orderly meeting and allow all parties of interest, mainly contiguous property owners, or their legal representatives, the opportunity to present the evidence necessary to assist in making the Boards decisions, certain procedures need to be followed:

All interested parties must be sworn in. The applicant will be asked to present evidence to support the requested appeal, the Board will ask questions, and then all interested parties (contiguous property owners) may present evidence concerning the appeal and ask questions regarding previously presented evidence.

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It is the applicant's burden to produce evidence to support the application. The Board will not make the applicants case for them.

In order to prepare appropriate meeting minutes, each person, who speaks, will need to state for the record his/her full name and address.

The meeting may be continued by either the applicant or the Board. The Board must base their decisions upon facts and not on expressions or concerns or non-factual matters. The action of the BZA does not become final until 30 days after the date of the meeting when the minutes were approved.

Any appeals from the final decision of the BZA will be made to the Geauga County Pleas Court by any party of interest (contiguous property owner) that are present at the meeting.

Mr. Ford stated that the applicant Mr. Kyle Gerovich may present his case.

Mr. Gerovich stated that he is 20 years old and a Solon High School graduate. He likes selling campers, trucks, construction equipment and was previously selling in Streetsboro. He found this location available for lease at 10986 Washington St. which is zoned for auto sales. He stated that he jumped through all the hoops to secure this location and business here including receiving his Dealers License, obtaining the correct insurance and is now here for his Conditional Use permit. He stated that he is trying to grow his local business, and I am the little guy trying to succeed.

Mr. Ford asked if Auburn Township Fire Department had any questions or concerns?

Mr. Blaser, representing Auburn Township Fire Department, stated that he was expecting Mr. Phillips to be in attendance tonight and was not briefed on anything but to his knowledge there aren't any questions or concerns. He is working on other businesses for occupancy certificates and believes he will have to go to the Geauga County Building Department for a new occupancy certificate.

Mr. Ford directed the same questions or concerns to Mr. Kitko, Auburn Township. Zoning Inspector.

Mr. Kitko has no issues besides when he first talked to Mr. Gerovich, he was instructed to keep everything out of the road right of way. As far as occupancy they will need a new occupancy certificate from the Geauga County Building Department.

Mr. Kitko also stated that he did talk to John Phillips from Auburn Township Fire Department and was informed that they did do an initial inspection and there were not any problems.

Mr. Ford stated that to get an occupancy permit that will need to get that done at the Geauga County Building Department. This is an approved Conditional Use.

Mr. Stewart stated he had a question for Auburn Township Fire Department about having a Knox Box.
Mr. Blaser stated he had not done any inspections yet. He did stop by one day and they chatted for a bit, and he would do his inspection once this was formalized but yes, a Knox Box would be required.

Mr. Kitko asked if Mr. Gerovich knew what the Knox Box is? and then Mr. Blaser explained that it is a heavy-duty box which houses the keys to a building which the Auburn Township Fire Department can access with a key code to open and use the buildings key to enter in an emergency without damaging the doors.

Mr. Ford asked if the other guest that was sworn in was here to help contribute any other information or here for support?

Mr. Dan Cromley stated that he is a partner with Mr. Gerovich and that he helped on the back end of the business. He stated to be clear they are very open and offered the opportunity to come in for inspections or recommendations. He wants this to be a beautiful part of the community, so if there is anything needed, they are open to suggestions. They are interested in having nice landscaping and the back lot nice. We are not interested in a "Buy here, pay here" look or business. We are here to specialize in higher-end vehicles and to attract the right kind of people, especially if they are coming from outside the community.

Mr. Ford stated they have done a great job. It is neat, clean and orderly. A neighbor sent a message to Ms. Jane Hardy, Assistant Zoning Inspector, who forwarded it to him that they were very appreciative of how neat, clean and quiet their business is.

Mr. Ford stated that the previous owners had some loud parties and some disruptive things going on and asked about any intentions of parties in the showroom and Mr. Gerovich stated that wasn't the case and they would use the building for sales offices and a showroom.

Mr. Ford asked if anyone has any other questions for them.

Mr. Nesi asked if there was going to be any repair work or painting.

Mr. Gerovich stated there wasn't going to be any painting, and they were not doing body repairs there.

Mr. Stewart asked about mechanical repairs?

Mr. Gerovich stated they would send vehicles out for repairs locally.

Mr. Riley Davis asked if they were allowed to have auto sales here and do you need this if it is already an approved conditional use?

Mr. Stewart stated that yes, they are allowed to have auto sales here and yes, conditional use is needed.

Mr. Ford stated that variances are forever and the conditional use permit is per occupant and not transferable.

Dr. Varley asked what the parking surface is where the vehicles are sitting, including the back lot? His concerns are about drainage and run off of any hard paved surfaces. Dr. Varley asked about flammable products? The previous building user was given instructions and did not follow through but they did not have the same conditional use.

Mr. Gerovich stated the front and side areas are asphalt pavement and the rear lot is 57 limestone and there is not any mud coming through or puddles. To put you guys at ease, for example if a truck has an oil leak it goes right to a mechanic for repairs.

RECORD OF PROCEEDINGS

Mr. Timmons asked if this license covered all vehicles, machinery, campers, boats?

Mr. Gerovich said they could possibly get a motorcycle or snowmobiles on trade.

Mr. Stewart stated that previously a motorcycle would fall under automobile sales and this could be noted in the conditions.

Mr. Gerovich stated that Ohio Dealers can sell all vehicles with a title including trailers over 4000 lbs. and that he could sell miscellaneous with his vendor's license.

Dr. Varley asked if there is a limit to how many vehicles are on site?

Mr. Stewart replied that that cannot exceed the number of parking spaces.

Mr. Kitko stated that this includes the front spaces and the area east of the garage doors. And this has not been a problem.

Mr. Stewart asked when the business opened.

Mr. Gerovich stated that they signed the lease, October 1st, 2025, and then they received their state license in January 2026. He wanted to go back to explain that part of obtaining the license was an inspection showing there was different parking for tenants, employees and vehicles for sale.

Mr. Ford stated that we must list the conditions and will compile a new list:

1) Obtain an Occupancy Permit from the Geauga County Building Department for the portion of the building being used for automobile sales. A copy of the Occupancy Permit is to be submitted to the Auburn Township Zoning Department.
2) Auburn Township Fire Department inspection is required and a copy of their report to be submitted to the Auburn Township Zoning Department.
3) A Knox Box installation is required. Coordinate location and installation with the Auburn Township Fire Department.
4) Any additional signage must be approved by the Auburn Township Zoning Department.
5) For any car show, cruise-ins, parties- parking must be kept out of the road-right-of way, preferably behind the building or in approved parking spaces on the property.
6) Security must be provided for traffic control for outdoor shows, especially if alcohol is to be served. Security is to be provided by the Geauga County Sheriff's Department.
7) Auto Sales for this facility are defined by those listed and identified by the applicants State of Ohio auto sales business certificate. A copy of the State of Ohio auto sales business certificate list to be provided by the applicant to the Auburn Township Zoning Department.
8) These conditions are transferable to the applicant in the event they take deed ownership of the property.

Motion made by Brian Stewart and seconded by Robert Ford to approve these conditions. BZA-2026-13cu-a request for conditional use certificate Platinum Select Motor for 5.03(I) Automobile Sales located at 10986 Washington Street, Auburn Township OH 44023, in a B-1 zoning district.

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

RECORD OF PROCEEDINGS

Motion passed.

Chairman Robert Ford proceeded with the next item on the agenda Meeting Minutes

Motion made by Brian Stewart and seconded by Michael Varley to approve meeting minutes for May 12, 2026.

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

The motion was granted.

Motion made by Brian Stewart and seconded by Michael Varley to approve Finding of Facts for May 12, 2026.

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

The motion was granted.

Mr. Ford asked if there were any new cases for our July meeting?

Mr. Kitko stated there was one as of tonight.

The next meeting is Tuesday July 14, 2026, at 7:00 PM.

Mr. Ford made the motion to adjourn the meeting at 7:51 PM.

Minutes submitted by

Minutes Approved on:

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Allison Lesniak, BZA Secretary

July 21, 2026

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Robert Ford, Chairman