

Board of Zoning Appeals
December 20, 2007 6:00 p.m.

Chairman Joe Weinstein convened the Board of Zoning Appeals meeting at 6:00 p.m. Present were Bob Juve, Paul Wilkerson, Dave Robinson, Lee Kleinbeck (alternate) and Bill Daniel (alternate) and Joe Weinstein. Russ Hose was absent. Kim Ferencz, Zoning Inspector, and Sue Schultz, Assistant Zoning Inspector were present.

NEW BUSINESS:

PUBLIC HEARING – 6:00 P.M.

APPLICANT: **COPLEY FIRE CHIEF MICHAEL BENSON**

LANDOWNER: **BATH & COPLEY TOWNSHIP BOARD OF TRUSTEES**

LOCATION: **4570 MEDINA ROAD**

CONDITIONAL: **ART. IV, SEC. 411-3 F. GOVERNMENTALLY OWNED AND/OR OPERATED BUILDINGS AND FACILITIES**

Mr. Weinstein opened the public hearing and swore in all persons who wished to speak. Kim Ferencz, Zoning Inspector, was sworn in.

Ms. Ferencz stated that a Conditional Use for Stony Hill Fire Station was approved by the Board of Zoning Appeals for a period of two years on February 23, 2005. Ms. Ferencz stated that she was asking the Board of Zoning Appeals to make this an indefinite Conditional Use.

Ms. Ferencz stated that this application falls under Art. IV, Section 411-3 F. Governmentally owned and/or operated buildings and facilities subject to Subsections 802-2-

103. All points of entrance or exit shall be located no closer than two hundred (200) feet from the intersection of two (2) major thoroughfares; or no closer than one hundred (100) feet from the intersection of a major thoroughfare and a local or collector or two (2) local or collector thoroughfares.

107. Such developments shall be located on major thoroughfares or at intersections of major and/or collector thoroughfares.

108. Such developments should be adjacent to residential uses such as churches, parks, industrial or commercial.

111. Such uses shall be properly landscaped to be harmonious with surrounding residential uses.

Chief Benson stated that he would like the fire station to remain where it is located. The Chief believes that everything is in order to make it happen.

Jim Nolte, 22 Scenic View Drive, stated:

- A neighbor (Matt Manteghi) of the station would be arriving late and Mr. Nolte wanted to give a statement on his behalf. The fire station has cost him at least three tenants and a number of others who would not even consider renting his twin-plex.
- Mr. Manteghi's twin-plex is L-shaped and his portion of it faces Rt. 18 and the other portion faces the fire station.
- The sirens and lights are an issue.
- The lights have changed the nature of the neighborhood.

- The fire station is not a bad neighbor.
- The Land Use Plan indicates property along this area to be commercial.

Matt Manteghi, 4612 Medina Road, stated:

- Everything that Mr. Nolte stated was true.
- The fire station is a great addition to the neighborhood.
- Doesn't have anything bad to say about the fire station.
- There is mechanical work being done on trucks that park on Rt. 18 at the gas station.
- There is a problem with lights.

Due to the topography, a fence would not be a solution.

Chief Benson stated that he would check which lights in the bays go on automatically and which ones are on by switching them on.

Mr. Weinstein stated that the Board of Zoning Appeals can not regulate the lighting since it is not one of the Conditions but stated that the Fire Chief is willing to accommodate and work with the neighbors.

Mr. Weinstein asked for additional comments from the floor. None were offered.

Mr. Juve moved to close the public hearing, Mr. Wilkerson, second. Mr. Weinstein called for the vote. Mr. Juve, aye, Mr. Wilkerson, aye, Mr. Robinson, aye, Mr. Daniel, aye. The motion carried.

Mr. Robinson moved to approve the Conditional Use Certificate for an indefinite period of time, the fire department will check to see if they can alleviate the lighting issue inside of the building, Mr. Wilkerson, second. Mr. Weinstein called for the vote. Mr. Juve, aye, Mr. Wilkerson, aye, Mr. Robinson, aye, Mr. Daniel, aye. The motion carried.

The minutes of November 28th were approved as presented with a motion by Mr. Juve, Mr. Robinson, second. Mr. Weinstein called for the vote. Mr. Juve, aye, Mr. Wilkerson, aye, Mr. Robinson, aye, Mr. Daniel, aye. The motion carried.

FUTURE MEETING DATE: January 23, 2008.

Ms. Ferencz invited the Board of Zoning Appeals to attend the next Comprehensive Land Use Plan meeting on January 9th from 6 – 8 p.m. in the North Room of the Town Hall. The Comprehensive Land Use Plan is on Copley's website.

With no further business to come before the Board, the meeting was adjourned at 6:20 p.m.

Joe Weinstein, Chairman

Sue Schultz, Secretary