

**RECORD OF PROCEEDINGS**  
**COPLEY TOWNSHIP BOARD OF ZONING APPEALS**

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

February 11, 2020

20

1 Neal Call convened the Board of Zoning Appeals meeting at 6:00 p.m. Present were Neal Call,  
 2 Russ Hose, Mike Pritchett, Charles Myrick and Dave Neumeyer. Naureen Dar and Kyle Nelson  
 3 were absent. Also present were Shawna Gfroerer and Clarissa Hunt from the Department of  
 4 Community & Economic Development.  
 5

6 **REVIEW OF MINUTES**

7  
 8 **Mr. Pritchett made a motion to approve the amended January 8, 2020 meeting minutes.**  
 9 **Mr. Hose second. Mr. Call asked for a vote. The motion carried.**  
 10

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X		X	X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar						
Charles Myrick	X					X
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X			X		

11 **BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

12 Ms. Gfroerer provided an update on large commercial activities and stated that Omni Senior  
 13 Living and Redwood Apartment Neighborhood are under construction. Arby's restaurant,  
 14 Rothrock Road Mixed Use Compact Development District, Rothrock Road Multi-tenant Office  
 15 Building and Studio B are all under review.

16 For the small-mid commercial activities, Dan's Wholesale Carpet and Thomarios  
 17 Construction are projects in progress.

18 For small scale commercial projects, Vio Med Spa, Copley-Fairlawn Vet Clinic, The Sassy  
 19 Sunflower Boutique, Capital Business Resources, The Town Tavern Expansion and Kintaro  
 20 Restaurant are in progress.

21 Ms. Gfroerer stated that the majority of activity in January consisted of Single Family Homes  
 22 and Accessory Buildings. The department processed 6 applications for a total investment of  
 23 \$966,375.00 in the month of January.

24 **OLD BUSINESS**

25 **Applicant:** Steven P Burnham  
 26 **Landowner:** Steven P Burnham & Barbara A Schilling  
 27 **Property Address:** 1472 S Plainview Drive  
 28 **Property Location:** Parcel #1501963  
 29 **Zoning District:** R-MD (Residential Medium Density)  
 30 **Proposal:** Variance: 6.01 Y-Request for an oversized detached garage  
 31

32 Ms. Gfroerer provided an update for the Board. Ms. Gfroerer stated that per the conditions of  
 33 his variance approval last month Mr. Burnham has relocated the accessory building and  
 34 received the necessary health approval. As a result of this compliance, a zoning permit has  
 35 been issued for the oversized unattached garage.  
 36

37 **Applicant:** Louis Petit & Mark Ferguson  
 38 **Business Name:** Studio B Inc.  
 39 **Landowner:** Studio B Inc.  
 40 **Property Address:** 1262 S Cleveland-Massillon Rd  
 41 **Property Location:** Parcels #1503346 & #1503347

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1 **Parcel Size:** 0.5 Acres  
 2 **Zoning District:** C-GR (Commercial General Retail)  
 3 **Proposal:** Major Site Plan-Commercial Addition  
 4

5 Ms. Gfroerer provided an update for the Board. Ms. Gfroerer stated that Studio B Inc. had  
 6 their walk through with Soil & Water and are now working with the Ohio EPA on their  
 7 remediation plan for the clearing that took place on the parcel. Ohio EPA is scheduled to do  
 8 their walk through this week. Ms. Gfroerer stated that after their site visit an action plan will  
 9 be given back to Mr. Petit so he is able to continue seeking the necessary approvals required  
 10 for his project. Based on other action plans that were submitted from the Ohio EPA from an  
 11 applicant who made some type of violation, it may take about two weeks for the property  
 12 owner to receive their follow-up back from the OHEPA  
 13

14 Ms. Gfroerer stated that the Studio B application will continue to appear on OLD BUSINESS  
 15 until Studio B comes back to the BZA with their clearance from the OHEPA.  
 16

17 **NEW BUSINESS**  
 18

19 **Applicant:** Ritchie L West  
 20 **Landowner:** Ritchie L West  
 21 **Property Address:** 1531 Druid Drive  
 22 **Property Location:** Parcel #1504014 & #1501454  
 23 **Parcel Size:** 2.44 Acres (Combined)  
 24 **Zoning District:** R-MD (Residential Medium Density)  
 25 **Proposal:** Variance-6.01 Y. Private Garage-Oversized Unattached Garage;  
 26 13.01 C. Zoning Certificate and COO Required-Building without  
 27 a permit  
 28 **Notification:** Notice has been given and an ad placed in the West Side Leader.  
 29

30 **Mr. Call swore in Ms. Gfroerer.**  
 31

32 Ms. Gfroerer reviewed the application for applicant/landowner Ritchie L. West who is  
 33 seeking retroactive approval for the construction of an oversized unattached garage,  
 34 inclusive of the conversion of a former agricultural barn and new addition. The existing barn  
 35 is 1240 square feet. The addition is 800 square feet. In total, the unattached garage is 2040  
 36 square feet.

37 The construction of the 800 square foot addition  
 38 was initiated/completed within the last 12 months  
 39 without the necessary variance review, Zoning  
 40 Permit, Health Approval or Building Permit.  
 41 Additionally, the construction occurs over parcel  
 42 lines.

43 Per Section 6.01 Y of the Zoning Resolution, the  
 44 applicant is permitted one unattached garage not  
 45 exceeding an area over 900 square feet.

46 A Notice of Violation was sent to Mr. West on  
 47 December 13, 2019 indicating the nature of the  
 48 violations regarding the undergoing construction. Mr. West met with Zoning Staff to review  
 49 the steps necessary to bring this building into compliance. Approval of the Residential  
 50 Construction Permit and Summit County Building Permit are dependent upon the necessary  
 51 variance approval.

- 52
- 53 • Complete a Residential Construction Application- **COMPLETE**
  - 54 • Complete a Health Inspection due to the nature of your property utilizing a septic  
 55 system.-**COMPLETE**
  - 56 • Complete a Variance Application to the Board of Zoning Appeals requesting an  
 oversized detached garage.-**COMPLETE**



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- 1 • Complete a lot consolidation as structures cannot be built over parcel lines. The lot  
 2 consolidation will be a requirement of the variance request as construction occurred  
 3 over parcel lines 1501454 and 1504014-**IN PROCESS**  
 4 • Additionally, should a Zoning Permit be issued for the construction, a Summit County  
 5 Building Department permit must also be obtained.

6 Ms. Gfroerer reviewed the application and stated:

7 **The difficulties / unnecessary hardship which justify this request?** Per the applicant, *my*  
 8 *wife demanded covered parking.*

9 **How would granting of the variance affect the immediate neighborhood & community?**  
 10 Per the applicant, *the granting of the variance will have no effect on the immediate*  
 11 *neighborhood and community. The barn has been located on the property for over 30 years. The*  
 12 *addition is a visual improvement to the neighborhood.*

13 Ms. Gfroerer provided an overview of the Internal Review Criteria for 1531 Druid Drive:

14 *a) Can the property in question yield a reasonable return or can there be a beneficial use of the*  
 15 *property without the variance? Yes.*

16 *b) Is the variance substantial? Yes. The variance is a 50% increase from the permitted*  
 17 *900 square feet.*

18 *c) Will the essential character of the neighborhood be substantially altered or will adjoining*  
 19 *properties suffer a substantial detriment as a result of the variance? No. The barn has existed*  
 20 *on the property for over 30 years. There have been no objections raised by adjoining*  
 21 *property owners regarding this variance request.*

22 *d) Does the variance adversely affect the delivery of governmental services (i.e. water, sewer,*  
 23 *garbage)? No.*

24 *e) Did the applicant purchase the property with knowledge of zoning restrictions? Uncertain.*

25 *f) Can the property owner's predicament be obviated through some other method than a*  
 26 *variance? No. The construction has occurred and the barn already exists. A variance will*  
 27 *bring the structure into compliance.*

28 *g) Would the spirit and intent behind the zoning requirements be observed and substantial*  
 29 *justice done by granting the variance? The structure exists as requested by the applicant.*  
 30 *In order to meet the zoning requirements without variance approval, the applicant*  
 31 *would be required to demolish 1140 square feet of the existing structure.*

32 The Department of Community & Economic Development recommendation is approval with  
 33 condition.

34 **Mr. Call asked if anyone was present to speak for or against this project.**

35 **Mr. Call swore in Mr. West.**

36 Ritchie West, 1531 Druid Drive

37 Mr. West stated that he wanted to apologize to the Board for his blatant disregard of zoning  
 38 regulations and standards. Mr. West stated that the north side of the barn was in very bad  
 39 shape. Due to deaths in the family large pieces of equipment were inherited and were being  
 40 covered with a tarp. Mr. West stated that his house does not have a basement for storage.

41 **Mr. Call asked if there were any objections from the neighbors.** Ms. Gfroerer stated there  
 42 were none.

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1 Mr. Call called for a motion to close the public hearing. Mr. Myrick made a motion to  
2 close the public portion of the hearing. Mr. Neumeyer second. Mr. Call called for the  
3 vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X			X		
Mike Pritchett	X			X		
Neal Call	X			X		
Naureen Dar						
Charles Myrick	X	X		X		
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X		X	X		

4 Mr. Call stated that he has been on the record stating that he is not a fan of building  
5 first then asking for permission second. Mr. Call stated in his opinion if this was an eye  
6 sore or a problem he would request that the structure be demolished because there  
7 are reasons for codes. Mr. Call stated that the structure does look like an improvement  
8 although it is substantial and would like the motion conditioned on the lot  
9 consolidation.

10 Mr. Hose stated the applicant did state that they do not have a basement. Mr. West is  
11 working to come into compliance and has stepped out of line but he has improved his  
12 property.

13 Mr. Hose made a motion to approve a variance to allow an 800 square foot addition to  
14 be constructed onto the existing 1240 square foot detached garage for a total of 2040  
15 square feet which is a 1140 square foot area variance conditioned upon satisfactory  
16 lot consolidation of permanent parcels. Mr. Hose asked Mr. West to acknowledge that  
17 the detached garage will not be used for any type of automobile repair service or any  
18 other use not permitted per the Copley Township Zoning Resolution. Mr. West stated he  
19 understood. Mr. Neumeyer second. Mr. Call called for the vote. Motion carried.

20 Mr. Call read for the record the Rationale: The barn was built as an agricultural barn  
21 and met the necessary requirements at the time of construction. However, the  
22 applicant no longer uses this for agricultural purposes would like to seek a permit to  
23 bring what is now considered an oversized detached garage and addition into  
24 compliance. The applicant must complete the required lot consolidation as a condition  
25 of this approval as the detached garage is currently built over parcel lines.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X	X		X		
Mike Pritchett	X			X		
Neal Call	X			X		
Naureen Dar						
Charles Myrick	X			X		
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X		X	X		

26  
27 Applicant: Design Management Architects, Mark D Smith  
28 Landowner: Aaron Slepko  
29 Property Address: 3707 Hemphill Road  
30 Property Location: Parcel #1502126  
31 Parcel Size: 4.07 acres  
32 Zoning District: R-MD (Residential Medium Density)



Held

February 11, 2020

20

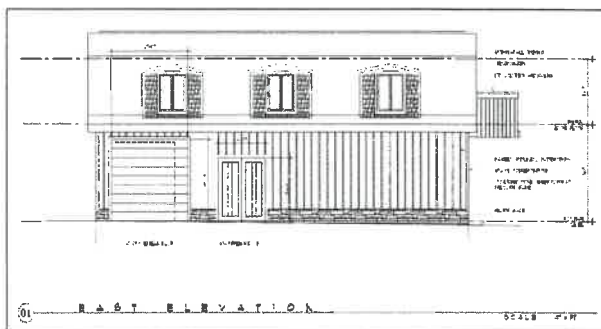
**Proposal:** Variance-6.01 Y. Private Garage-Oversized Unattached Garage  
**Notification:** Notice has been given and an ad placed in the West Side Leader.

Ms. Gfroerer presented the application for applicant, Design Management Architects-Mark D. Smith, on behalf of landowner, Aaron Slepko, who is requesting approval for the conversion of an existing 1158 square foot agricultural barn into an unattached garage.



The landowner is planning to make interior and exterior renovations to the existing structure inclusive of new exterior siding, stone veneer, trim, garage door, french doors and wood deck with railing.

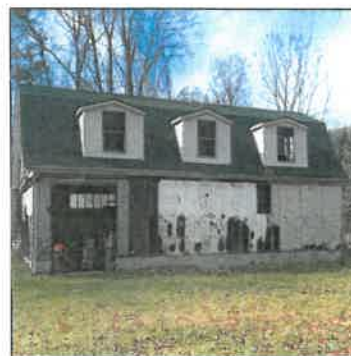
Per Section 6.01 Y of the Zoning Resolution, the applicant is permitted one unattached garage not exceeding an area over 900 square feet.



Ms. Gfroerer reviewed the application and stated that:

**The difficulties / unnecessary hardships which justify this request?** Per the applicant, the owners wish to upgrade an existing horse barn to a detached garage. As such a zoning variance is required. It is likely that the 1158 square foot barn was previously designated as an agricultural barn when the property was attached to Parcel 1508462 to the east. Because the building is already an existing, non-conforming structure, owners are applying for a variance to allow the building to be re-classified as a detached garage so that they can use it as such. The obvious hardship would be to demolish 258 square feet to make the detached garage conform to existing Copley Zoning code.

**How would granting of the variance affect the immediate neighborhood & community?** Per the applicant, the granting of the variance will have minimal impact on the surrounding community. The visual impact of the proposed variance would be that of allowing owners to replace the existing siding and add a new overhead door, a man door and a deck off the north end of the building. The north side of the building faces away from the street, so that visual impact would be minimal. Please refer to Design Management Architects drawing for more specific details. Allowing the existing building to be utilized as a detached garage for the owner's residence should not create any issues for the neighbors.



Ms. Gfroerer provided the Internal Review Criteria for 3707 Hemphill Road:

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\_\_\_\_\_ 20\_\_\_\_

1 a) *Can the property in question yield a reasonable return or can there be a beneficial use of the*  
 2 *property without the variance? While the detached garage is not essential to the*  
 3 *property, the improvement of the existing structure will benefit the property and*  
 4 *community as a whole.*

5 b) *Is the variance substantial? No. The structure is pre-existing and the variance request*  
 6 *is less than 50% of the permitted allowance.*

7 c) *Will the essential character of the neighborhood be substantially altered or will adjoining*  
 8 *properties suffer a substantial detriment as a result of the variance? No. The structure is pre-*  
 9 *existing and the improvements will only enhance the existing structure. There have*  
 10 *been no objections raised by adjoining property owners regarding this variance*  
 11 *request.*

12 d) *Does the variance adversely affect the delivery of governmental services (i.e. water, sewer,*  
 13 *garbage)? No.*

14 e) *Did the applicant purchase the property with knowledge of zoning restrictions? The*  
 15 *structure was pre-existing at the time of purchase.*

16 f) *Can the property owner's predicament be obviated through some other method than a*  
 17 *variance? No. The construction has occurred and the barn already exists. A variance will*  
 18 *bring the structure into compliance.*

19 g) *Would the spirit and intent behind the zoning requirements be observed and substantial*  
 20 *justice done by granting the variance? The structure exists as requested by the applicant.*  
 21 *In order to meet the zoning requirements without variance approval, the applicant*  
 22 *would be required to demolish 258 square feet of the existing structure.*

23 The Department of Community & Economic Development recommends approval.

24 **Mr. Call asked if anyone wished to speak for or against this project.**

25 **Mr. Call swore in Mark D. Smith.**

26 **Mark D. Smith, Design Management Architects, 641 W Market St, Akron.**

27 Mr. Smith stated the presentation was very thorough. The owners are looking to clean up the  
 28 property. The updated garage will also be used for storage and possibly an office in the future.  
 29 Insulation will be added and some foundation work will be needed.

30 **Mr. Call asked if the garage will be larger.**

31 Mr. Smith stated only the deck will be added.

32 **Mr. Call called for a motion to close the public hearing. Mr. Pritchett made a motion to**  
 33 **close the public portion of the hearing. Mr. Myrick second. Mr. Call called for the vote.**  
 34 **Motion carried.**  
 35

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X			X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar						
Charles Myrick	X		X	X		
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X			X		

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1 Mr. Pritchett stated they are looking to save and improve the building.

2 Mr. Hose stated the building needs help.

3 Mr. Neumeyer stated he has no problem with this.

4 Mr. Call called for a motion. Mr. Hose made a motion to approve a variance to allow an  
5 1158 square foot agricultural barn to be converted into an 1158 square foot detached  
6 garage which is a 258 square foot area variance. Mr. Call asked Mr. Slepko to  
7 acknowledge that the detached garage will not be used for any type of automobile repair  
8 service or any other use not permitted per the Copley Township Zoning Resolution. Mr.  
9 Slepko stated he understood. Mr. Myrick second. Mr. Call called for the vote. Motion  
10 carried.

11 Mr. Call read for the record the Rationale: The barn was built as an agricultural barn,  
12 as early as 1975, and met the necessary requirements at the time of construction.  
13 However, the applicant no longer uses this for agricultural purposes would like to seek  
14 a permit to bring what is now considered an oversized detached garage into  
15 compliance.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X	X		X		
Mike Pritchett	X			X		
Neal Call	X			X		
Naureen Dar						
Charles Myrick	X		X	X		
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X			X		

16  
17 **Applicant:** Alex Schulte  
18 **Landowner:** Schulte Family LLC  
19 **Property Address:** 4344 Spruce Run  
20 **Property Location:** Parcel #1502416  
21 **Parcel Size:** 4.94 Acres  
22 **Zoning District:** R-MD (Residential Medium Density)  
23 **Proposal:** Variance-3.02 D 5.-No main road frontage  
24 **Notification:** Notice has been given and an ad placed in the West Side Leader.  
25

26 Ms. Gfroerer presented the application for applicant, Alex Schulte, on behalf of landowner,  
27 Schulte Family LLC, who is requesting variance approval for a lot reconfiguration consisting  
28 of existing Parcels 1502421, 1502418 and 1502416 for the purpose of constructing a single-  
29 family home.

30 Variance approval is necessary due to non-access to  
31 frontage on a public street. The lot frontage and  
32 ingress/egress to lot will be accessible through and  
33 upon an existing private drive easement.

34 The existing parcels are as follows:

- 35 • Parcel 1502421-10 Acres
- 36 • Parcel 1502418-10 Acres
- 37 • Parcel 1502416-4.94 Acres

38 The lot reconfiguration would create a parcel of land  
39 (known as Proposed Parcel "C") intended to be  
40 occupied by a principal structure (one single-family



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1 home) containing 5.0332 acres of land. The remaining parcels, Parcel 1502421 (Known as  
2 Parcel A) will remain at 10.0012 acres and Parcel 1502418 (Known as Parcel B) will remain  
3 at 10.1167 acres.

4 Approval is necessary due to non-access to frontage on  
5 a public street. The lot frontage and ingress/egress to  
6 lot will be accessible through and upon an existing  
7 private drive easement.

8 A previous variance was granted for the creation of the  
9 existing parcels utilizing a shared access drive on  
10 December 14, 2005. The applicant is seeking to  
11 reconfigure the previously approved parcels which  
12 will result in an equal number of parcels with the same  
13 lot sizes as previously approved.



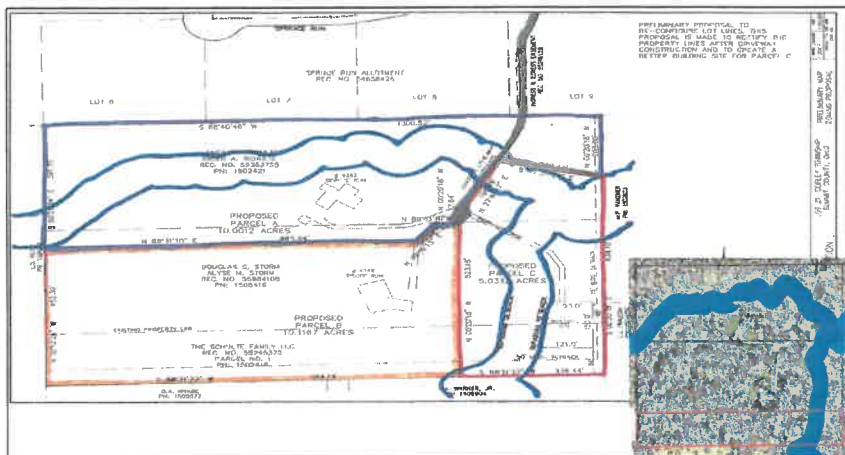
14 The applicant has received the general approval for a  
15 3 bedroom home and for the proposed Lot Split from  
16 the Summit County Health Department.

17 The applicant is requesting the variance conditioned upon an addendum to the recorded  
18 access easement which will give the newly created parcel access.

19 **Article 2-Definitions: LOT or SUBLOT:** A parcel of land occupied or intended to be occupied  
20 by a principal structure or a group of such structures and accessory structures, or utilized for  
21 a principal use and uses thereto, together with such open spaces and access to or frontage on  
22 a public street, as required by these regulations. For the purposes of the conservation  
23 development regulations, a lot or subplot shall be a parcel of land owned fee simple and  
24 intended for a single dwelling unit whether or not such lot or subplot is located with frontage  
25 on a dedicated street. See also Article 6, Section 6.01 I & J.

26 **Article 3-Residential Districts, §3.02, D. 5. Minimum Lot Width from Street Right-Of-Way**  
27 **Line and continuing to the Building Setback Line – Single and Two-family. Sixty (60) feet.**

28 Applicant is requesting a reduction in the minimum lot width from street right-of-way line  
29 and continuing to the building setback line from 60' to 0' for the purpose of creating one  
30 single-family building lot (known as Parcel "C"). The lot frontage and ingress/egress to the  
31 lot will be accessible through and upon an existing private drive easement. The existing drive  
32 access easement is a separate lot of record.



33

34 Ms. Gfroerer reviewed the application and stated that:



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- 1 **The difficulties / unnecessary hardship which justify the request:** Per the applicant, he  
2 desires to limit the tree removal from the acreage in order to keep it natural and undisturbed.  
3 Also, to keep the woods dense and provide a natural wooded boundary for my neighbors to  
4 the east (Panzner) and to the west (Storm). The reconfiguration will provide ample space  
5 from neighbors and to keep the natural privacy of the woods. The existing 5 acre parcel  
6 unadjusted creates a very narrow building envelope and would have a negative impact to the  
7 Storm residence. The Panzner homes located to the east created a tighter building envelope  
8 for the original build site on the proposed site. This variance will give me the ample room and  
9 privacy to them and myself.
- 10 **How would granting of variance affect the immediate neighborhood?** Per the applicant,  
11 it would not affect the community. This is a lot deep in the woods on a private drive. It will  
12 have no effect on street neighbors.
- 13 Ms. Gfroerer provided an overview of the Internal Review Criteria for 4344 Spruce Run:
- 14 *a) Can the property in question yield a reasonable return or can there be a beneficial use of the*  
15 *property without the variance? **Yes, the existing parcel is a buildable lot of record.***
- 16 *b) Is the variance substantial? **No. A variance has been granted for the existing parcels.***  
17 ***The lot reconfiguration does not affect the number of lots or the lot sizes approved by***  
18 ***the existing variance.***
- 19 *c) Will the essential character of the neighborhood be substantially altered or will adjoining*  
20 *properties suffer a substantial detriment as a result of the variance? **No. The total number of***  
21 ***lots and lot sizes are pre-existing. We have received no objections to this variance***  
22 ***request.***
- 23 *d) Does the variance adversely affect the delivery of governmental services (i.e. water, sewer,*  
24 *garbage)? **No.***
- 25 *e) Did the applicant purchase the property with knowledge of zoning restrictions? **Uncertain.***
- 26 *f) Can the property owner's predicament be obviated through some other method than a*  
27 *variance? **No.***
- 28 *g) Would the spirit and intent behind the zoning requirements be observed and substantial*  
29 *justice done by granting the variance? **Yes. The lot reconfiguration does not affect the***  
30 ***number of lots or the lot sizes approved by the existing variance.***
- 31 The Department of Community & Economic Development recommendation is approval with  
32 condition to re-record the access drive easement for the newly created parcel.
- 33 **Mr. Hose asked if Mr. Storm and Mr. Jim Schulte were in agreement to swap land.** Ms.  
34 Gfroerer stated they were.
- 35 **Mr. Hose stated that the new configuration of the parcels makes much more sense.**
- 36 **Mr. Neumeyer asked if the riparians were actual riparians or were they just shown**  
37 **from the GIS.** Ms. Gfroerer stated that they are riparians but there are not wetlands or hydric  
38 soils.
- 39 **Mr. Neumeyer wanted to clarify if the riparians were measured or just shown on the**  
40 **GIS and stated to properly measure a riparian they have to be measured from the**  
41 **ordinary high water mark.** Ms. Gfroerer stated they were sent to Soil & Water and Soil &  
42 Water indicated how they are shown on the GIS is how they would measure the riparians as  
43 well. There is no construction taking place in the riparian. Ms. Gfroerer stated that once a  
44 formal residential construction application is submitted, the application will also be sent to  
45 Soil & Water for additional review. We have spoken to the applicant and he is aware that if  
46 construction would encroach further into the riparian he would have to come back and speak  
47 with the BZA about a variance request for disturbance. **Mr. Neumeyer stated he wanted to**

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- 1 **make sure that Soil & Water is okay with this project.** Ms. Gfroerer stated that Soil &
- 2 Water had no immediate objections to the lot reconfiguration.
  
- 3 **Mr. Call asked if there was any danger of flooding.** Ms. Gfroerer stated that the parcel is
- 4 not in the flood zone.
  
- 5 **Mr. Call asked if anyone wished to speak for or against this project.**
  
- 6 **Mr. Call swore in Alex Schulte and Jim Schulte.**
  
- 7 Mr. Alex Schulte stated that there is a spring on the southern end of the parcel and that is the
- 8 only water source. The reconfiguration of the parcel is a win-win for all neighbors.
  
- 9 Mr. Jim Schulte stated with the reconfiguration Alex will be closer to one of the neighbors
- 10 although his house will not be in their site line. The parcel has been land locked since 1903.
  
- 11 **Mr. Call called for a motion to close the public hearing. Mr. Myrick made a motion to**
- 12 **close the public portion of the hearing. Mr. Pritchett second. Mr. Call called for the vote.**
- 13 **Motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X			X		
Mike Pritchett	X		X	X		
Neal Call	X			X		
Naureen Dar						
Charles Myrick	X	X		X		
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X			X		

- 14 **Mr. Hose stated that this reconfiguration makes since.**
  
- 15 **Mr. Call stated that the land has been ~~land lock~~ so there is no change to that.**  
*landlocked*
  
- 16 **Mr. Call called for a motion. Mr. Hose made a motion to approve a reduction in the**
- 17 **minimum lot width from street right-of-way line and continuing to the building**
- 18 **setback line from 60' to 0' for the purpose of creating one single-family building lot**
- 19 **(known as Parcel "C"). The lot frontage and ingress/egress to the lot will be accessible**
- 20 **through and upon an existing private drive easement. The existing drive access**
- 21 **easement is a separate lot of record also with the condition to re-record the access**
- 22 **drive easement for the newly created parcel. Mr. Pritchett second. Mr. Call called for**
- 23 **the vote. Motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X	X		X		
Mike Pritchett	X		X	X		
Neal Call	X			X		
Naureen Dar						
Charles Myrick	X			X		
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X			X		

- 24 Mr. Call asked if there was any Business from the Floor. There was no Business from the
- 25 Floor.

**RECORD OF PROCEEDINGS**  
**COPLEY TOWNSHIP BOARD OF ZONING APPEALS**

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held February 11, 2020

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Mr. Call ~~sated~~ <sup>stated</sup> that the next meeting would be held on March 11.

With no further business to come before the board, the meeting was adjourned at 7:00 pm.

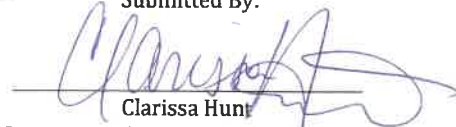
Mr. Hose made a motion to adjourn the meeting. Mr. Pritchett second. Mr. Call called for the vote. Motion carried.

Approved By:



Neal Call, Chair  
Board of Zoning Appeals

Submitted By:



Clarissa Hunt  
Community & Economic Development