

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

March 11, 2020

Held

20

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

5
6 **REVIEW OF MINUTES**

7
8 **Mr. Call asked for a motion. Mr. Pritchett made a motion to approve the amended**
9 **February 12, 2020 meeting minutes. Ms. Dar second. Mr. Call asked for a vote. The**
10 **motion carried.**

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

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

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

17 For the mid-scale commercial activities, Timberland Ridge, Overlook House and Dan's
18 Wholesale Carpet are projects in progress.

19 For small scale commercial projects, Capital Business Resources, Town Tavern Expansion,
20 Kintaro Restaurant, Salon on the Circle, Absolute Fitness, BKT USA Inc., and North Point are
21 projects in progress.

22 Ms. Gfroerer stated that the majority of activity in February consisted of Modified Site Plans,
23 Signs and Residential Additions. The department processed 9 applications for a total
24 investment of \$605,500.00 in the month of February.

25 **NEW BUSINESS**

26
27 **Applicant: Kyle & Melissa Cheney**
28 **Landowner: Kyle & Melissa Cheney**
29 **Property Address: 506 Silver Ridge Drive**
30 **Property Location: Parcel #1506797**
31 **Zoning District: R-MD (Residential Medium Density)**
32 **Proposal: Area Variance: 3.02 (D) (6) & 3.02 (D) (8)**
33 **Case #: VAR202007**
34 **Notification: Notice has been given and an ad placed in the West Side Leader.**

35
36 **Mr. Call swore in Ms. Gfroerer.**

37
38 Ms. Gfroerer presented the application for applicant and landowner, Kyle Cheney, who is
39 requesting area variances, which include a 4' reduction in the side yard setback (north) and
40 a 3' reduction in the front yard setback, for the purpose of increasing the size of the existing
41 attached garage.
42

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1 Per the Zoning Resolution, 3.02 R-MD (Residential-Medium Density District), 6. Minimum
2 front yard setback from the street right of way line-single family and two family. Sixty (60)
3 feet. 8. Minimum side yard setback-single and two-family. Fifteen (15) feet.
4

5 Per the Zoning Resolution, 6.01 (Y)-Private Garage-Attached
6 or Unattached-The applicant is permitted an attached garage
7 up to 900 square feet in overall area. The size of the existing
8 garage is 460 square feet in overall area.
9

10 The applicant is requesting a 332 square foot addition. In
11 total, the attached garage will be 792 square feet in overall
12 area.
13

14 The applicant requires two variances for the requested
15 attached garage addition.
16

17 **Area Variance #1: 4' reduction in side yard setback**
18 **(north) from 15' to 11'.**
19 8. Minimum side yard setback-single and two-family. Fifteen
20 (15) feet.
21

22 **Area Variance #2: 3' reduction in front yard setback from 60' to 57'.**
23



24 **DIFFICULTIES /UNNECESSARY HARDSHIP-PER APPLICANT**

25 Per the applicant, the Practical Difficulties that justify this application include: *We hope to*
26 *expand our garage to provide adequate space and storage. We plan to expand the north side of*
27 *the garage to move out 4' to the property line, with the front/east side expanding 10' toward*
28 *the street. Final drawings are in process.*
29

30 **HOW WOULD GRANTING OF VARIANCE AFFECT IMMEDIATE NEIGHBORHOOD &**
31 **COMMUNITY-PER APPLICANT**

32 Per the applicant, *the granting of the variance would not have a negative impact on the*
33 *community or our neighborhood.*
34

35 **Ms. Gfroerer reviewed the internal criteria as found in the Zoning Resolution.**
36

37 *a) Can the property in question yield a reasonable return or can there be a beneficial use of the*
38 *property without the variance? Yes.*
39

40 *b) Is the variance substantial? No. The variance request does not exceed 50% of the*
41 *permitted setback requirements. Additionally, the applicant would not exceed the*
42 *maximum size permitted for an attached garage.*
43

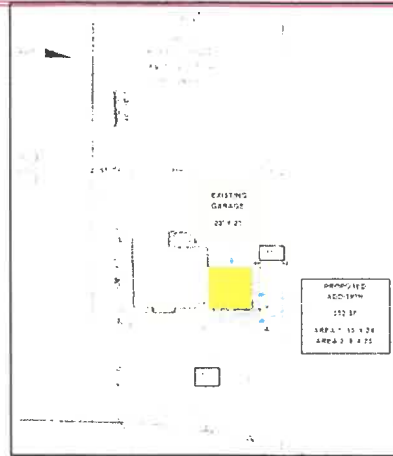
44 *c) Will the essential character of the neighborhood be substantially altered or will adjoining*
45 *properties suffer a substantial detriment as a result of the variance? No. This variance will*
46 *not change or alter the character of the neighborhood. The current size of the*
47 *applicant's garage is 460 square feet (20' x 23'). The applicant has requested a garage*
48 *which will be a total of 792 sf in overall area. Per the Zoning Permit records, the size of*
49 *attached garages for adjacent properties are as follows:*
50

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- 1 490 Silver Ridge (PPN 1506799)-760 sf
- 2 498 Silver Ridge (PPN 1506798)-860 sf
- 3 514 Silver Ridge (PPN 1506796)-530 sf
- 4 4492 Ridge Crest (PPN 1506790)-650 sf
- 5 499 Silver Ridge (PPN 1506791)-530 sf
- 6 507 Silver Ridge (PPN 1506792)-550 sf



7
8 d) Does the variance adversely affect the delivery of
9 governmental services (i.e. water, sewer, garbage)?
10 **No.**

11
12 e) Did the applicant purchase the property with
13 knowledge of zoning restrictions? **Uncertain.**

14
15 f) Can the property owner's predicament be obviated
16 through some other method than a variance? **No.**
17 **The house was built to the minimum front yard
18 and side yard (north) setback standards for the Residential-Medium Density District.**

19
20 g) Would the spirit and intent behind the zoning requirements be observed and substantial
21 justice done by granting the variance? **The applicants request does not exceed the
22 maximum size permitted for an attached garage in the Residential-Medium Density
23 District.**

24 Recommendation from the Department of Community & Economic Development is approval.

25
26 **Mr. Call asked if anyone wished to speak for or against this project.** No one wished to
27 speak.

28
29
30 **Mr. Call called for a motion to close the public hearing. Ms. Dar made a motion to close
31 the public portion of the hearing. Mr. Pritchett second. Mr. Call called for the vote.
32 Motion carried.**

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

33
34
35 **Mr. Call stated that even though he feels having a lot of things does not constitute a
36 hardship, this garage is one of the smallest in this development. Since the parcel is on
37 a curve he didn't feel the request was that substantial.**

38
39 **Ms. Dar stated that the addition to the garage would not alter the character of the
40 neighborhood.**

41 **Mr. Call called for a motion. Ms. Dar made a motion to approve the applicants request
42 for a 4' reduction in the side yard setback (from 15' to 11') and a 3' reduction in the
43 front yard setback (from 60' to 57'). Mr. Neumeyer second. Mr. Call called for the vote.
44 Motion carried.**

45 **Rationale: The applicant's request does not exceed the maximum size for an attached
46 garage and the variances requested are not substantial (over 50% of the permitted
47 setbacks). There have been no objections to this project raised by adjacent property
48 owners. This variance will not change or alter the character of the neighborhood. The**

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20 _____

1 **current size of the applicant's garage is 460 square feet (20' x 23'). The applicant has**
 2 **requested a garage which will be a total of 792 sf in overall area.**

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

3
 4 **Applicant: John & Samantha Nervo**
 5 **Landowner: John & Samantha Nervo**
 6 **Property Address: 3867 Minor Rd.**
 7 **Property Location: Parcels #1501581**
 8 **Zoning District: R-LD (Residential Low Density)**
 9 **Proposal: Area Variance: 6.01 (Y)**
 10 **Case #: VAR202008**
 11 **Notification: Notice has been given and an ad placed in the West Side Leader.**

12
 13 Ms. Gfroerer presented the application for applicant
 14 and homeowner, Samantha Nervo, who experienced a
 15 house fire in November of 2019 which resulted in a
 16 total loss of the residential structure. The applicant is
 17 seeking to rebuild the home inclusive of an oversized
 18 attached garage. As a result, the applicant is
 19 requesting a 300 square foot area variance for the
 20 purpose of constructing an oversized attached garage
 21 which totals 1200 square feet in overall area.

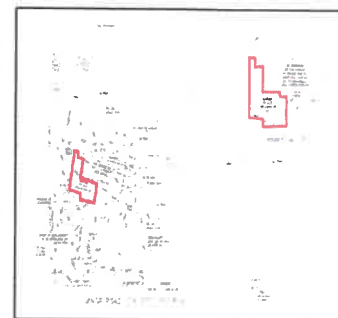


22 Per Section 6.01 Y of the Zoning Resolution, the
 23 applicant is permitted one unattached garage not
 24 exceeding an area over 900 square feet.

25 **DIFFICULTIES /UNNESSARY HARDSHIP-PER APPLICANT**

26 Per the applicant, the Practical Difficulties that justify this application include: *My husband,*
 27 *daughter and I lost our home and our belongings on 10.31.2019 (Halloween). The scariest*
 28 *Halloween we have ever had! After dealing with insurance in November we were able to have*
 29 *the remaining structure taken down. We finalized our house plans in Dec/Jan and started the*
 30 *permit process. We have run into many road blocks with this process including having to replace*
 31 *our functioning septic system because it is not to code. We have been working on getting this*
 32 *approved with the SCHD. In the meantime we are living in a hotel with our 2yr old, so we are*
 33 *very anxious to start the building process.*

34 *We live on almost 5 acres and we designed a home with a*
 35 *1200 square foot garage. Copley allows a 900 square foot*
 36 *garage. Our garage is attached with 2 doors: a double door*
 37 *standard height and a single RV door. We have an RV that*
 38 *we would like to park inside and that is the reason for the*
 39 *extra-long 3rd car garage. We hope that you are able to*
 40 *approve our variance, the cost incurred to have our plans*
 41 *redesigned and have to park our RV outside would add to*
 42 *our hardship.*



43 *We thank you for protecting the properties of Copley and*
 44 *plan to be residents here again soon.*

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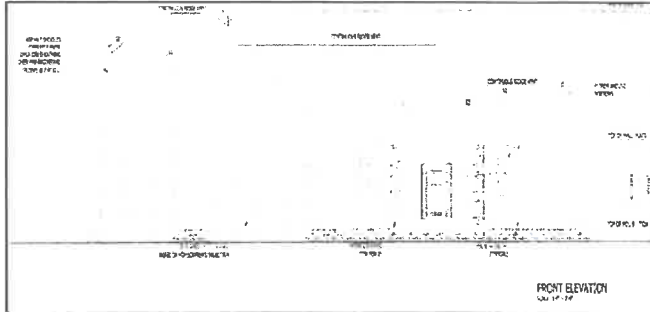
Held

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HOW WOULD GRANTING OF VARIANCE AFFECT IMMEDIATE NEIGHBORHOOD & COMMUNITY-PER APPLICANT

Per the applicant, *the granting of the variance would not have a negative impact on the community or our neighborhood. Please see letters of support from adjacent property owners located at 3830 Minor Road, 3886 Minor Road, and 2026 Coon Road.*

Ms. Gfroerer read for the record the letters submitted in support of this project.



Ms. Gfroerer reviewed the internal criteria as found in the Zoning Resolution.

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

b) *Is the variance substantial?* **No. The variance request does not exceed 50% of the permitted overall square footage.**

c) *Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?* **No. The variance is supported by adjacent property owners (See Letters). The property was at one time part of a larger parcel (over 5 acres) and at that time would have not required a variance for the request as they would have been permitted up to 1800 square feet in overall area.**

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

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

f) *Can the property owner's predicament be obviated through some other method than a variance?* **No. The applicant's request exceeds what is permitted.**

g) *Would the spirit and intent behind the zoning requirements be observed and substantial justice done by granting the variance?* **Yes, there are no objections for the proposed project from adjacent property owners.**

Recommendation from the Department of Community & Economic Development is approval.

Mr. Call asked if anyone wished to speak for or against this project. No one wished to speak.

Mr. Call called for a motion to close the public hearing. Mr. Pritchett made a motion to close the public portion of the hearing. Ms. Dar second. Mr. Call called for the vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose						
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	X		X	X		
Charles Myrick						

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Kyle Nelson (alt.)					
Dave Neumeyer (alt.)	X			X	

- 1 **Mr. Call stated having an RV does not constitute a hardship although the neighbors do**
- 2 **not have any issues with this and they almost have 5 acres.**
- 3 **Mr. Neumeyer agreed with Mr. Call.**
- 4 **Mr. Call called for a motion. Mr. Call made a motion to approve the applicants request**
- 5 **for a 1200 square foot attached garage, which is a 300 square foot area variance. Ms.**
- 6 **Dar second. Mr. Call called for the vote. Motion carried.**
- 7 **Rationale: The variance request is not substantial (over 50% of the permitted overall**
- 8 **area). There have been no objections to this project raised by adjacent property**
- 9 **owners. This variance will not change or alter the character of the neighborhood. This**
- 10 **parcel was at one time part of a larger parcel known as Lot 39.**

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

- 11
- 12 **Applicant: Overlook House Inc.**
- 13 **Business Name: Overlook House Inc.**
- 14 **Landowner: Martin & Valerie Caruso**
- 15 **Property Address: 3460 Ridgewood Drive**
- 16 **Property Location: Parcel #1502044**
- 17 **Zoning District: C-OR (Commercial Office Retail)**
- 18 **Proposal: Conditional Use**
- 19 **Case #: CU202001**
- 20 **Notification: Notice has been given and an ad placed in the West Side Leader.**
- 21

22 Ms. Gfroerer presented the application for applicant, Overlook House, Inc., who with
 23 approval from landowners Martin J & Valerie R Caruso, is seeking a Conditional Use
 24 associated with a private residential life care facility.

25 Section 4.03 C-O/R, (C), 6. Life-Care
 26 Facility-Conditionally Permitted Use

27 Section 7.10 Additional Criteria for Specified
 28 Conditional Uses L. Life care facility. All
 29 activities, programs and other events shall be
 30 adequately and properly supervised so as to
 31 prevent any hazard, and to assure against any
 32 disturbance or nuisance to surrounding properties, residents or the community in general.



33 The applicant proposes to utilize the existing building with no exterior modifications. The
 34 interior will be remodeled to fit the applicant's needs. The home will be used as a transitional
 35 care home for up to (1) resident and (2) caregivers. The resident will be provided with a
 36 Choice of Care program consistent with religious, non-medical treatments. The typical
 37 resident will reside at the Overlook House while awaiting placement into the Christian
 38 Science Nursing Center located in Columbus, OH. The residents will typically arrive by private

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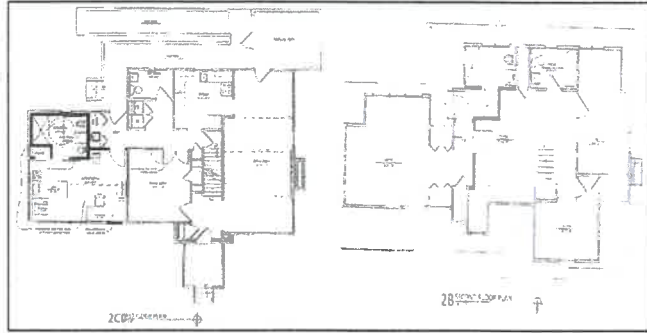
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1 vehicle. The applicant determines that the utilization of safety services provided by the
2 Township will be negligible or comparable to that of an individual residing in their own home.
3 We have reviewed this project with the Copley Township Fire Department and there are no
4 objections or concerns about impact of services.

5 There may be times
6 when a member of the
7 Christian Science
8 community receives
9 outpatient care at the
10 Overlook House,
11 however, this typically
12 occurs in the resident's
13 private home.



14 In addition to singular
15 residential care, the
16 Overlook House will be
17 utilized as office space to host Board of Directors Meetings and provide caregiver education
18 and training.

9 DIFFICULTIES/UNNECESSARY HARDSHIP-PER APPLICANT

20 Per the applicant, *the intended use of the Conditional Use requested is consistent with a Life*
21 *Care Facility, serving no more than one patient at any time.*

22 HOW WOULD GRANTING OF VARIANCE AFFECT IMMEDIATE NEIGHBORHOOD &
23 **COMMUNITY-PER APPLICANT**

24 Per the applicant, *the activities which occur on this site will be non-medical health care*
25 *provided by at least one, but not more than three care givers, to not more than one bedridden*
26 *patient at any given time.*

27 Ms. Gfroerer reviewed the internal criteria as found in the Zoning Resolution.

28 L. Life care facility (C-GR, C-NR, C-O/R, I) All activities, programs and other events shall be
29 adequately and properly supervised so as to prevent any hazard, and to assure against any
30 disturbance or nuisance to surrounding properties, residents or the community in general.

31 The proposed use does not present any foreseeable hazard, nuisance or disturbance to
32 surrounding properties, residents or the community in general.

33 Recommendation from the Department of Community & Economic Development is approval
34 conditioned upon satisfactory health approval.

35 **Mr. Called asked if anyone wished to speak for or against this project.**

36 **Dave DiFrancesco, Hiti, DiFrancesco and Siebold, Inc., Architecture and Interior**
37 **Design, 1939 West 25th Street, Suite 300 Cleveland.**

38 Mr. DiFrancesco stated that health approval had been received for the septic.

39 **Mr. Call called for a motion to close the public hearing. Mr. Neumeyer made a motion**
40 **to close the public portion of the hearing. Ms. Dar second. Mr. Call called for the vote.**
41 **Motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose						
Mike Pritchett	X			X		

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Neal Call	X			X		
Naureen Dar	X		X	X		
Charles Myrick						
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X	X		X		

1 **Mr. Call stated he felt this was a good use for this property.**

2 **Mr. Call asked for a motion. Mr. Pritchett made a motion to approve the applicants**
 3 **request for a Conditional Use for a life-care facility to operate from 3460 Ridgewood**
 4 **Road which can accommodate 1-3 residents (inclusive of caregivers) and**
 5 **office/meeting space related to training, education and other office business deemed**
 6 **necessary for the life of the business known as the Overlook House. Conditioned upon**
 7 **satisfactory health approval. Ms. Dar second. Mr. Call called for the vote. Motion**
 8 **carried.**

9 **Rationale: The use is consistent with goal of the Comprehensive Land Use which**
 10 **promotes residentially designed office space in this area of the Township. The**
 11 **proposed use does not present any foreseeable hazard, nuisance or disturbance to**
 12 **surrounding properties, residents or the community in general.**

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

13
14 **OLD BUSINESS**

15
16 **Applicant: Louis Petit & Mark Ferguson**
 17 **Business Name: Studio B Inc.**
 18 **Landowner: Studio B Inc.**
 19 **Property Address: 1262 S Cleveland-Massillon Rd.**
 20 **Property Location: Parcels #1503346 & #1503347**
 21 **Parcel Size: 0.5 Acres**
 22 **Zoning District: C-GR (Commercial General Retail)**
 23 **Proposal: Major Site Plan-Commercial Addition**
 24

25 Ms. Gfroerer updated the Board on applicants, Louis Petit and Mark Ferguson, on behalf of
 26 Studio B Inc. who are requesting to construct a 5251 square foot addition of warehouse space
 27 to the existing building located at 1262 S Cleveland Massillon Road for the purpose of
 28 accommodating increased business demand.

29 Ms. Gfroerer reviewed the Riparian Variances.

30 1. Prior disturbance inside of the floodplain and relief from Article 15.06 E.-Modification of
 31 Natural Vegetation and F.-Parking Lots (Human Made Impervious Cover). The applicant is
 32 seeking recommendation for approval for their proposed regreening plan. Approval of the
 33 regreening plan will set the building footprint at 17,534 square feet.

34 2. Article 15.06 A. Construction. Constructing a building inside of the floodplain.

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1 3. Article 15.09 C. 4. Variances within Riparian Setback. The expansion of a non-residential
2 structure or use will not exceed 25% of the footprint area. The 25% expansion limit is per se
3 the portion of the structure or use that lies within the floodplain. Based on variance approval
4 for previous clearing, the current footprint would be calculated at 17,534 square feet,
5 therefore, the applicant would be permitted an expansion of 4383 square feet. The applicant
6 is requesting 5251 square feet for a total expansion of 30%.

7 Ms. Gfroerer reviewed the Riparian Variance Criteria as found in the Zoning Resolution.

8 a) The expansion conforms to the existing zoning regulations.

9 **The following Area Variances were granted for the proposed project by the Copley**
10 **Township Board of Zoning Appeals on 1/8/2020:**

- 11 • **Variance from Article 10.02 B. to expand the legal non-conforming structure by**
12 **83% of the original structural area.**
- 13 • **Amendment to previous parking variance from 17 spaces to 11 spaces.**
- 14 • **Variance from Article 4.01 F 2. for a reduction in rear yard setback from 50' to**
15 **20'**

16 b) The expansion must not impact the stream channel or the 100-year floodplain.

17 *Per Summit County Soil & Water and OH EPA, there are no concerns for surface water*
18 *impact as a result of this project.*

19 c) The expansion of a non-residential structure or use must not affect upstream or
20 downstream hydrologic conditions which could cause damage from flooding or streambank
21 erosion to landowners in those areas. A hydrologic study must be completed by non-
22 residential applicants only as a process of the variance application.

23 *Per Summit County Soil & Water and OH EPA, there are no concerns for surface water*
24 *impact as a result of this project.*

25 *Per FEMA, a hydraulic & hydrologic study is only required for projects proposed inside of*
26 *the floodway. This project is located in the fringe of the floodplain, not the floodway.*

27 d) The expansion of a non-residential structure or use will not exceed 25% of the footprint
28 area. The 25% expansion limit is per se the portion of the structure or use that lies within the
29 Riparian Setback. ***Variance Required. The applicant is seeking a 30% expansion.***

30 Based on the following, the Department of Community & Economic Development and
31 recommend approval of the requested variances relating to the previous disturbance of
32 vegetation inside of the floodplain and the applicants request to construct within the
33 floodplain.

34 We recommend that the applicant reduce the overall expansion by 5% (868 square feet) to
35 meet the 25% requirement established by the Riparian Standards.

36 Ms. Gfroerer reviewed the recommendations of the Architectural Review Board as follows:

37 **ARCHITECTURAL REVIEW BOARD**

38 JANUARY 6, 2020

39 INITIAL SITE PLAN REVIEW & RECOMMENDATION FOR APPROVAL OF REQUESTED AREA
40 VARIANCES

41 MARCH 2, 2020

42 RECOMMENDATION FOR APPROVAL OF VARIANCE FOR PREVIOUS DISTURBANCE INSIDE
43 OF THE FLOODPLAIN (#1) AND CONSTRUCTION INSIDE OF THE FLOODPLAIN (#2);
44 RECOMMENDATION FOR EXPANSION NO GREATER THAN 25% CONDITIONED UPON THE
45 ADDITION OF 863 SQUARE FEET OF IMPERVIOUS SURFACE

46 **Mr. Call asked if the 25% rule is standard inside of the riparian.**

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- 1 **Ms. Dar asked if the Ohio EPA, Soil & Water and the Army Corp of Engineers stated there**
- 2 **was no impact.**
- 3
- 4 **Mr. Call asked Mr. Neumeyer if all of his pervious concerns have been answered. Mr.**
- 5 **Neumeyer stated they were.**
- 6
- 7 **Mr. Call asked if anyone wished to speak for or against this project.**
- 8
- 9 **Mr. Call swore in Lewis Petit, owner of Studio B Inc., 1262 S Cleveland-Massillon Rd.**
- 10 **Mr. Petit or Mr. Ferguson stated something**
- 11
- 12 **Mr. Call asked if there was any way Studio B were able to re-green more space. Mr. Petit**
- 13 **stated that they had made many improvements and added green space where they could.**
- 14
- 15 **Mr. Call asked if any neighbors had concerns. Ms. Gfroerer stated there had been no**
- 16 **objections raised for this project.**
- 17
- 18 **Mr. Call asked if there were any other options. Mr. Petit stated that they are doing**
- 19 **everything that they can in order to comply.**
- 20
- 21 **Mr. Pritchett asked if there was a copy of their landscaping designs. Mr. Ferguson**
- 22 **brought forth a copy for the Board to review.**
- 23
- 24 **Mr. Call called for a motion to close the public hearing. Mr. Pritchett made a motion to**
- 25 **close the public portion of the hearing. Ms. Dar second. Mr. Call called for the vote.**
- 26 **Motion carried.**
- 27

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

- 28 **Mr. Pritchett stated that he didn't feel 30% instead of the recommended 25% will**
- 29 **make much of an impact.**
- 30 **Mr. Neumeyer and Ms. Dar both agreed with Mr. Neumeyer.**
- 31 **Mr. Call stated 5% doesn't feel like it would affect the area.**
- 32 **Mr. Call stated for the record that he is not happy approving a variance for an already**
- 33 **disturbed area inside of a floodplain so a variance could be approved for construction**
- 34 **is appropriate.**
- 35 **Mr. Call asked for a motion. Mr. Pritchett made a motion to approve the applicants**
- 36 **request for Variance #1, Prior disturbance inside of the floodplain and relief from**
- 37 **Article 15.06 E.-Modification of Natural Vegetation and F.-Parking Lots (Human Made**
- 38 **Impervious Cover) in the amount of 6999 square feet. Ms. Dar second. Mr. Call called**
- 39 **for the vote. Motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose						

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20

Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	X		X	X		
Charles Myrick						
Kyle Nelson (alt.)						
Dave Neumeyer (alt.)	X			X		

1 Mr. Call asked for a motion. Mr. Call made a motion to approve the applicants request
 2 for Variance #2 Article 15.06 A. Construction. Constructing a building inside of the
 3 floodplain related to a warehouse addition. Ms. Dar second. Mr. Call called for the
 4 vote. Motion carried.

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

5 Mr. Call asked for a motion. Mr. Pritchett made a motion to approve the applicants
 6 request for Variance #3 Article 15.09 C. 4. Variances within Riparian Setback, which
 7 would permit the applicant to place a 30% expansion (5251 square foot addition) onto
 8 the existing building. Ms. Dar second. Mr. Call called for the vote. Motion carried.

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

9 Mr. Call asked if there was any Business from the Floor. There was no Business from the
 10 Floor.

11 Mr. Neumeyer made a motion to adjourn the meeting. Ms. Dar second. Mr. Call called
 12 for the vote. Motion carried.

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

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

March 11, 2020

Held

20

Dave Neumeyer (alt.)	X	X		X		
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1 Mr. Call sated that the next meeting would be held on April 8, 2020.

2 With no further business to come before the board, the meeting was adjourned at 7:40 pm.

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Approved By:



Neal Call, Chair
Board of Zoning Appeals

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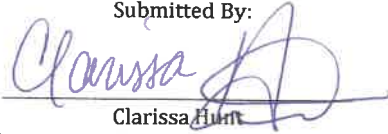
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Submitted By:



Clarissa Hunt
Community & Economic Development