



9546 Brandywine Road, Northfield Center, OH 44067  
Phone: (330) 467-7646 Fax: (330) 650-0815 www.northfieldcenter.com

**FISCAL OFFICER**  
Andy LaGuardia

**TRUSTEES**  
Russell F. Mazzola  
Paul G. Buescher  
Richard H. Reville

**ADMINISTRATOR**  
Helen Humphrys

**Northfield Center Township  
Board of Zoning Appeals**

**Public Hearing via WebEx meeting**

**March 11, 2021**

**I. CALL TO ORDER-OPEN MEETING:**

Time: 7:00 p.m. By: Richard Patz, Chair.

**Roll Call:**

R. Patz, aye; V. Rudder, aye; D. Christley aye; R. Wolff aye; D. Bielecki, aye;

M. Kaminicki, alternate, absent.

**II. Application:**

Applicant Jeff Tauring, 7830 Olde Eight Rd., Northfield Center OH has applied for a Conditional Use Permit to build single family homes on commercially zoned property.

Rick Patz explained that at this hearing, the BZA is only looking at a Conditional Use for 2 houses on 2 lots.

Inspector Saunders said the development meets zoning regulations but there's still a long way to go, including with Summit County.

Mr. Wolff asked how deep the commercial lot was.

Inspector Saunders said over 200 feet.

Mr. Wolff verified that no more than 2 houses will be built on the commercial portion of the property.

Inspector Saunders said yes, that was correct.

Mr. Rudder asked if anything was submitted by applicant outlining where on the lot and how big the house was going to be.

Inspector Saunders said no because it's not needed yet.

Mr. Rudder said he didn't feel it was out of line to ask for some type of blueprint of what the applicant wants to put up as he is asking for a Conditional Use permit. If a Conditional Use were granted for a single family residence, any prior Conditional Use permits would have to be revoked, including the Conditional Use permit to operate the tavern.

Mr. Tauring joined the hearing at this time. He explained that he wants to build a 10-home development.

Mr. Patz verified that the applicant wants to build 2 houses on C-1 property.

Mr. Tauring said yes.

Mr. Patz asked how many square feet the houses are going to be.

Ms. Bielecki asked if the applicant was working with a builder on a plan for the use of the property.

Mr. Tauring said the engineer is Webber Design.

Mr. Rudder asked what the size of the C-1 was, acreage wise.

Mr. Tauring said 25,000 square feet.

Mr. Rudder asked where the dimensions of the particular parcel were on the drawing submitted.

Mr. Tauring said Mr. Rudder has to read the drawing.

Mr. Rudder verified that the BZA is only talking about the commercial lot.

Inspector Saunders said the C-1 and R-1 are all one lot; applicant is proposing the C-1 lot to be split into 2 separate lots and one house would be built on each lot.

Mr. Rudder said that until the split is done, it's one lot and if the BZA grants a variance for a single family residence it would be for one residence on one lot; the BZA doesn't have authority to grant a Conditional Use for 2 houses on one lot.

Mr. Wolff said the BZA is dealing with one commercial lot; if the bar is replaced with a house, would it be out of context with everything else around. Everything else being discussed is not what's before the BZA right now.

Mr. Rudder felt the BZA only has authority if they decide that a Conditional Use permit is appropriate for one home on the lot.

Carol Lewis, Olde Eight Rd., said that her property is zoned commercial. North of her is a construction company that is zoned commercial. The BZA allowed them to put more of an industrial business there; it is not mostly residential in this area.

Inspector Saunders said all the property from the Boston Hts. Corp . line to Woodbury was zoned C-1 and went in with Conditional Uses for those houses. The area is going residential.

Ms. Lewis asked if this commercial lot were divided into 2 lots, would there be a road between them or 2 driveways onto Olde Eight.

Mr. Tauring said it would be a private road with two lanes.

Mr. Wolff clarified that he is here to either vote to allow /deny a Conditional Use single family home on a commercial lot. The application is for one house on a C- 1 lot of which there are a lot of them on Olde Eight.

Mr. Christley didn't feel that the board has enough information regarding the square footage of the house, or the placement of the house.

Scott Peters asked the BZA if they received the petition he submitted, and did all members review the petition. He was concerned with the future impact on the neighboring residents. The applicant hasn't moved the bar sign as was requested previously by the BZA, and now he's asking for something else.

Mr. Rudder made sure that Mr. Peters knew that the back half of the property was residential; even if the request was denied, he can still build residential homes on the rest of the property.

Patti Walker, Scholle Dr., was against the applicant's request.

Millie Peters asked if the BZA and residents had all the information needed to understand what the applicant wants to do.

Mr. Rudder appreciated the public comments but reminded everyone that the applicant can develop the R-1 section of the property without any BZA permission.

Mr. Patz said that only the 1<sup>st</sup> two lots are being considered at this hearing.

Bob Roloff, 202 W. Twinsburg, said that the plans only leave 29 feet wide for the house after the 2-lane private drive. A 25-foot front yard doesn't match anything in that area.

### **III. CLOSING OF OPEN SESSION:**

Mr. Rudder moved to close the Open Session at 7:47 p.m.

Ms. Bielecki seconds.

#### **Roll Call:**

R. Patz, aye; V. Rudder, aye; D. Christley aye; R. Wolff aye; D. Bielecki, aye;

M. Kaminicki, alternate, absent.

**IV. BOARD OF ZONING APPEALS DISCUSSION:**

Mr. Rudder agreed with Mr. Wolff; the application is for a single family home on a commercial lot. At this time, he does not feel that the board has enough information; the applicant should be prepared to answer the board's questions. A fair question to ask for a Conditional Use permit is "will it fit in the surrounding area." The applicant can present more detailed plans/information in another hearing.

Ms. Bielecki would like to see the type, size, and placement of the house on the commercial lot.

Mr. Wolff said having a residence on a commercial lot is fine, next door is on a commercial lot as are other homes in the area. He would like to see more information on what is proposed for the lot before he considers granting any permit.

Mr. Patz said that the application says one house on the lot. He would like to see where the house placement is proposed on the lot.

Ms. Bielecki questioned what would happen to the existing structure.

Mr. Rudder said the existing structure would be torn down, that could be a condition if a conditional use is granted.

Mr. Wolff would like to continue the hearing to allow time for the applicant to supply additional information.

Mr. Tauring said he could supply additional information.

Mr. Wolff moved to continue this Public Hearing on 3/25/21 at 7:00 p.m.

Seconded by Ms. Bielecki.

**Roll Call:**

R. Patz, aye; V. Rudder, aye; D. Christley aye; R. Wolff aye; D. Bielecki, aye;

M. Kaminicki, alternate, absent.

**V. APPROVAL OF MINUTES:**

1. Ms. Bielecki moved to waive the reading and approve the minutes of the Public Hearing of 1/21/21-9503 Brandywine Rd.

Seconded by Mr. Rudder.

**Roll Call:**

R. Patz, aye; V. Rudder, aye; D. Christley aye; R. Wolff aye; D. Bielecki, aye;

M. Kaminicki, alternate, absent.

**VI. OTHER BUSINESS:**

Inspector Saunders said that the hearing scheduled for 4/8/21 is the same situation as this hearing, a residential home on a C-1 lot.

UHC Construction is expanding their office on Leonard Ave.

**VII. MOTION TO ADJOURN:**

No adjournment; continued.

Respectfully submitted,

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Richard Patz, Chair

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Date

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Judy Flauto, Township Secretary

\_\_\_\_\_  
Date