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Northfield Center Township Board of Zoning Appeals

Public Hearing

10/6/22 – 7:00PM-continued from 9/22/22.

80-98 W. Aurora Rd.

I CALL TO ORDER-OPEN MEETING:

Time: 7:00 PM By: Vern Rudder, Chair.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

II Application:

Applicant Leon Sampat, 22082 Lorain Rd., on behalf of NGD Realty, has applied for an offset variance for property located at 80-98 W. Aurora Rd. in Northfield Center.

Mr. Rudder verified that the only request is the 50-foot front offset requirement.

Mr. Sampat addressed the BZA. He said the current Nordonia Dental has spaces for 40 cars. They are proposing the first level of the new building at 6,700 square feet and a lower level of 2,100 square feet with 54 parking spaces. 13 feet of grade elevation change would lose 20 parking spaces at the rear of the property. Exterior will be a residential style.

Mr. Romanik asked about the driveway.

Mr. Sampat said the civil drawings are final and correct.

Ms. Clark asked if the front of the building will face sideways.

Mr. Sampat said yes.

Mr. Sampat said there is an underground retention instead of retention ponds. If the building went to a 100-foot setback, the tanks wouldn't fit.

Mr. Savel said there is a storm line and catch basin by the gas station next door; they are going to repair all the concrete. If they had to go back 100 feet, they would be on top of the storm line.

Mr. Lamb verified that Summit Soil & Water hasn't done a site visit/authorized anything yet.

Inspector Saunders said he has the riparian assessment, which was clear, with the potential of some wetlands.

Mr. Lim said the concern was the potential for 2 streams of runoff.

Ms. Clark if there was parking on the side of the building.

Mr. Sampat said no.

Mr. Romanik said on the East side of the property, the parking lot is 15 feet from the sideline.

Mr. Lamb asked if anything had been done about the Indiana bats. Also asked if they have been in contact with ODNR since the lot has been cleared.

Mr. Sampat said the requirement is from Oct. to Feb. for trees to be cleared.

Mr. Lamb said an email sent to Summit Soil & Water said the clearing was going on in Sept.

Mr. Savel said he did not find any requirement for a permit for land clearing, and he hadn't been in contact with ODNR.

Mr. Lim said there should be a buffer between the new building and residential properties.

Mr. Romanik asked if islands in the parking lot were required.

Inspector Saunders said yes.

Mr. Rudder said if Summit Soul & Water has a riparian issue, they would have to come back to the BZA. He verified that the Summit Animal Hospital was granted a 50-foot variance previously. Variances have been granted with requirements for landscape plans presented to the Zoning Inspector.

III CLOSING OF OPEN SESSION:

Mr. Romanik moved to close the Open Session at 7:30 PM.
Seconded by Mr. Lim.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

IV BOARD OF ZONING APPEALS DISCUSSION:

Mr. Lim said the animal clinic was granted a recent variance setback; precedent was set. Didn't see why it couldn't be done again.

Mr. Lamb said he'd rather have cars behind the building. He had an issue with the tree removal without a permit.

Mr. Romanik liked the building placement. He noted that the Chapter is the Zoning Resolution regarding landscaping and screening is Chapter 430.

Ms. Clark had no comment.

Mr. Rudder agreed with previous comments; this is a request for an area variance, the topography of the site makes it difficult to construct a building with a 100-foot setback from a state route. He liked the parking in the back but agreed with Mr. Lamb about doing things without permits.

Ms. Clark moved to grant the request for a variance for 50 feet to the front setback for the new dental building at 80-98 W. Aurora Rd., Northfield Center OH with the following conditions:

1. Applicant will need a land disturbance permit.
2. Applicant will submit amended parking plans, including islands, to the Zoning Inspector for review and approval.
3. Applicant will submit an appropriate landscape plan pursuant to Section 430 of the Northfield Center Township Zoning Code to the Zoning Inspector for review and approval.
4. Applicant will comply with all State, Federal and Local regulations, including Summit Soil & Water and ODNR.

Seconded by Mr. Romanik.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

At this time, Zach and Emily Dahmen, 275 Connecticut Way, Sagamore Hills OH discussed where the trees were removed.

Ms. Clark moved to re-open the session at 7:45 PM.
Seconded by Mr. Lim.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

V APPROVAL OF MINUTES:

1. Ms. Clark moved to waive the reading and approve the minutes AS AMENDED of the Public Hearing of 9/8/22-Liberty Valley Church.
Seconded by Mr. Lim.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

2. Ms. Clark moved to waive the reading and approve the minutes of the Public Hearing of 9/22/22, 145 W. Aurora Rd.
Seconded by Mr. Lamb.

Roll Call:

V. Rudder, aye; J. Romanik, abstain; Lisa Clark, aye; G. Lim, abstain; J. Lamb, aye.

3. Ms. Clark moved to waive the reading and approve the minutes of the Public Hearing of 9/22/22, 80-98 W. Aurora Rd.
Seconded by Lamb.

Roll Call:

V. Rudder, aye; J. Romanik, abstain; Lisa Clark, aye; G. Lim, abstain; J. Lamb, aye.

VI. OTHER BUSINESS:

Inspector Saunders told the BZA that Chase Bank is going in next to Panda Express and will need a variance for the drive-thru.

VII. MOTION TO ADJOURN:

Ms. Clark moved to adjourn at 8:05 p.m.
Seconded by Mr. Lim.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

Respectfully Submitted,

Vern Rudder, Chair

Date

Judy Flauto, Township Secretary

Date