PARKMAN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting of December 13, 2016

Members present: Cindy Gazley, Jo Lengel, Lucinda Sharp-Gates Kathy Preston, and Jan Helt (Secretary)

Also in attendance: John Spelich (Zoning Inspector) Residents as shown on the sign in sheet.

Members not present: Dale Komandt, Rich Hill and Nancy Ferguson.

Meeting was called to order by Cindy Gazley (Chairman) at 7:30 p.m.

**Minutes Approval:**

Ms. Gazley called the meeting to order at 7:30pm. Ms. Gazley asked for a motion to waive the reading of the minutes at this time. Ms. Preston motioned. Ms. Lengel seconded. Motion passed unanimously.

Ms. Gazley introduced herself and all board members did the same. Ms. Gazley gave the Oath of Truthfulness to all persons in attendance that planned on providing testimony at this hearing, including the applicant, Mr. Matthew Kurtz, Mr. Eli Kurtz Jr., Mr. Eli Kurtz Sr., and Mr. Spelich, ZI. Ms. Gazley explained the agenda of the meeting for all attending.

Ms. Gazley explained there are regulations which are written by the Zoning Commission. The Board of Zoning Appeals may grant variances from those regulations only in circumstances where there are unique characteristics of the parcel, for example a lot cannot be built upon under the regulations because of the lay of the land. There are specific criteria that we have to adhere to. Ms. Gazley stated that the procedure is to go through the questions which are the factors for an **area variance** which must be considered by the BZA in deciding on a variance.

This application submitted by Matthew E. Kurtz, Variance Request #2016-1669 located at 16669 Nash Road (Parkman Township,) Middlefield Ohio 44062, and Eli R. Kurtz, Variance Request #2016-16976 located at16976 Nash Road (Parkman Township,) Middlefield Ohio 44062 are requesting a variance from the Parkman Township Zoning Resolution for property located at, same address which shall be in accordance with all of the applicable regulations for the District and the following regulations: ARTICLE 1V Section 402.5 Minimum Lot Width. The minimum lot width shall be 200 feet.

Ms. Gazley asked Mr. Spelich, Zoning Inspector, what the variance request was, from his perspective. Mr. Spelich explained that 60 acres was divided equally between the 3 Kurtz’s, each receiving 20 acres. Eli and Matthew each have a 183 foot frontage and they need 200. Mr. Spelich presented the Survey takin by Mr. Clifford McGure showing they are each 17 feet short.

Mr. Matthew Kurtz stated that he is a Parkman resident and he would like to build a house for his family and himself. He said there is not quite enough frontage but he does have 20 acres.

Mr. Eli Kurtz stated he also would like to build his home on his property which is also 20 acres, but does not have enough frontage he is 17 feet short also. They want to build a house on each 20 acre lot. He also stated that Rich Hill his neighbor wrote a letter on his and Eli’s behalf.

Jan Helt (Secretary) presented the letter she received from Rich Hill to Ms. Gazley. Ms. Gazley read the letter aloud for everyone.

Ms. Sharp-Gates asked if the property is legal yet. Mr. Matthew stated it is not they wanted to get the variance first.

Ms. Preston asked if the Original parcel is 416 feet. Yes they said it is but the flag lot is not included.

Ms. Lengel asked if there is enough room to drive around the pond, it does not say how many feet. Mr. Matthew Kurtz said there is plenty of room.

Ms. Sharp-Gates stated basically we are shorting 3 properties. The flag lot shows 50 feet it should it be 60 feet.

Ms. Gazley stated that she was aware of an issue as to whether the flag lot driveway should be 50 or 60 feet. Ms. Gazley, asked Mr. Spelich to check with the Zoning commission to be sure which is correct. Or maybe we need to talk to the trustees make sure it is not a typo.

Mr. Spelich stated that he missed the 50 feet not 60 feet on the survey. He stated that it should be 60 feet.

Ms. Lengel stated that would make the actual frontage 5 feet shorter. It would be 178 feet instead of 183 feet for each parcel. We need to know which it is 183 feet or 178 feet.

Ms. Lengel motioned to table the meeting until January. Ms. Sharp-Gates seconded, motion passed unanimously

Ms. Sharp-Gates moved to accept the letter officially into the record that Rich Hill (a neighbor) wrote on behalf of Mr. Matthew and Eli Kurtz. Motion passed unanimously.

**Minutes Approval:**

Ms. Lengel motioned to approve minutes. Ms. Preston seconded. Motion passed unanimously.

**OLD OR NEW BUSINESS:**

Ms. Gazley asked for old or new business. Mr. Spelich stated that Yoder Furniture wants to take down the old building and put up a new one on the same property which is residential.

Ms. Gazley asked Mr. Spelich how the blight problem in Parkman Township is going. Mr. Spelich said he is working on it but there are a lot of “antique” (junk?) cars in Parkman. If they are considered antique they do not have to move them. We have many in Parkman. He will continue to send out letters and do what he can to eliminate blight in Parkman Township.

Ms. Gazley asked if there was anything else to discuss. Ms. Sharp-Gates stated she was not sure when her time was up on the board because she would like to remain on the BZA. Ms. Sharp-Gates term lasts until 2018 according to a spreadsheet provided by the Trustees.. Ms. Gazley looked it up and said that the only one person whose term will expire in 2017, that being, Ms. Lengel. Ms. Lengel stated she wants to remain a member of the BZA also.

Ms. Gazley asked Ms. Helt when she does the report on member’s attendance record for everyone to get paid would she send a copy to her. Ms. Helt said she would.

Ms Gazley asked Ms. Helt when she sends out the reminder to everyone to let them know it will be election month. Ms. Gazley stated she would like someone to take over the chairperson position. She feels it is good to change it up and she needs someone to step-up.

**ADJOURNMENT**:

Ms. Preston motioned to adjourn, Ms. Lengel seconded, the motion passed unanimously. The meeting adjourned at 8:45 p.m.

Respectfully Submitted,

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Jan Helt Date Cindy Gazley Date

Secretary, BZA Chairman, BZA