

**MINUTES
BOARD OF ZONING APPEALS
WEDNESDAY, MARCH 14, 2012 – 7:00 PM**

Board Members Present: Gary Brahler, Chairman
Bill Ehlers, Vice Chairman
Pan Aslanides, Secretary
David Foss, Member
Art Smith, Member

Board Members Absent: Tony Mucci, Member

Trustee(s) Present:

Zoning Inspector: Dale Riggerbach

Township Secretary: Sharon Shaub

Purpose:

- **Appeal #583** – Cynthia Bowman of 5126 Columbus Rd. NE – Parcel No. 33-08610, Zoned R-1 Single Family Residential, is requesting a Conditional Zoning Certificate for a sign and a home occupation to sell pottery/art subject to Section 702.2B Subsection 115 of the Nimishillen Township Zoning Resolution.

Chairman Brahler opened the hearing at 7:00 PM and introduced the Board of Zoning Appeals, Zoning Inspector Dale Riggerbach and Township Secretary Sharon Shaub. Mr. Brahler did a mass swearing in by asking everyone in attendance to swear that the information they were about to present, either in oral or written form, is true and accurate to the best of their knowledge. The people responded by stating, "I do".

TONIGHT'S CASE - APPEAL #583 – CONDITIONAL ZONING CERTIFICATE – HOME OCCUPATION:

Cynthia Bowman and son Brandon, 5126 Columbus Rd. NE stepped to the podium. Mrs. Bowman stated she is applying for a sign to read '*Bowman Pottery*' so people will know she has pottery/art for sale and a Conditional Zoning Certificate to sell items from her home. Her residence is on a county road. The sign will be 35-40' from the road, will be double sided but not illuminated. The sign will also have their phone number. She said she also sells her pottery and art at various stores.

She stated she has been doing this a long time. She has a kiln, which was originally built by Kauth, but they never sold pottery/art from their residence. They moved to

downtown Canton at one time but were only there once in a while so that didn't work. They also travel to different locations and do shows.

2012, March 14- BZA Minutes– Home Occupation @ 5126 Columbus Rd.(Cont.)

Several phone calls were received at the township office with concerns about traffic. (See file) Mrs. Bowman said there is enough room for cars to turn around but if changes need to be made, they are willing to do so to make it work. They have 3-1/4 acres.

Regarding the sign request, the board requested that Dale check out the sign when completed. Dale said the correct placement of the sign should be 10' from the telephone pole.

When asked about hours of operation, Mrs. Bowman and Brandon both said they will be open for business Monday through Saturday from 10AM to 5PM. No mail orders but will sell on the Internet and do shipping from Internet sales. They stated there won't be any other employees – just family. They do all the work themselves.

SPEAK IN FAVOR OF VARIANCE REQUEST:

Matt Mathie, 5178 Columbus Rd. stepped to the podium and said he lives beside the Bowman's and is 100% in favor that the variance be granted. He said he appreciates zoning and their business will be a low volume business.

SPEAK AGAINST VARIANCE REQUEST:

No one was in attendance to speak against the Bowman's request.

With no further questions and/or discussion, Chairman Brahler asked for a motion for a ballot vote.

GARY BRAHLER MOTIONED TO GRANT THE VARIANCE REQUEST FOR A CONDITIONAL ZONING CERTIFICATE TO RUN A BUSINESS AT 5126 COLUMBUS RD. NE AND FOR A SIGN SECONDED BY DAVID FOSS. **ALL VOTED YES. MOTION CARRIED.** Voting went as follows:

Gary Brahler	-	YES
Bill Ehlers	-	YES
Pan Aslanides	-	YES
David Foss	-	YES
Art Smith	-	YES

Chairman Brahler stated the request for the variance was **APPROVED** and instructed Mrs. Bowman to contact the zoning inspector to get the proper permits.

OLD BUSINESS:

Election of officers and set day and time for hearings: At the Feb. 1, 2012 hearing, all members of the board were not in attendance and it was agreed by those in attendance to elect officers and set day & time at the next meeting.

2012, March 14- BZA Minutes– Home Occupation at 5126 Columbus Rd.(Cont.)

DAVID FOSS MOTIONED TO KEEP EVERYTHING THE SAME FOR 2012 AS IT WAS IN 2011: GARY BRAHLER AS CHAIRMAN, BILL EHLERS AS VICE CHAIRMAN, PAN ASLANIDES AS SECRETARY AND HEARINGS WILL BE HELD THE FIRST WEDNESDAY OF EACH MONTH AT 7:00 PM. **MOTION CARRIED.**

Voting went as follows:

Gary Brahler	-	YES
Bill Ehlers	-	YES
Pan Aslanides	-	YES
David Foss	-	YES
Art Smith	-	YES

APPROVAL OF MINUTES:

DAVID FOSS MOTIONED TO APPROVE THE WRITTEN MINUTES FOR FEB. 1, 2012 AS PRESENTED SECONDED BY PAN ASLANIDES. **ALL VOTED YES. MOTION CARRIED.**

ADJOURNMENT:

GARY BRAHLER MOTIONED TO ADJOURN AT 7:35 PM SECONDED BY BILL EHLERS. **ALL VOTED YES. MOTION CARRIED.**

Gary Brahler, Chairman

Pan Aslanides, Secretary