

Minutes
Nimishillen Township Board of Zoning Appeals
4422 Maplegrove NE, Louisville, OH 44641
Wednesday, May 2, 2012 – 7:00 PM

Present: Bill Ehlers, Vice-Chairman
Pan Aslanides, Secretary
David Foss, Member
Anthony 'Tony' Mucci, Member
Arthur 'Art' Smith, Alternate
Dale Riggerbach, Zoning Inspector
Sharon Shaub, Township Secretary

Absent: Gary Brahler, Chairman

Purpose – One Case:

- **Appeal #584** –Jason Simpson of 7531 Parks Ave. NE, Alliance, Ohio 44601, Parcel No. 33-09564, zoned RR Rural Residential, is requesting a variance for an accessory building (for storage) with a covered porch. The building will be 1,760 sq. ft. instead of the allowable 1,280 sq. ft. and a height of 19 ft. instead of the allowable 17 ft. as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution.

Call Hearing to Order:

Vice-Chairman Bill Ehlers opened the hearing at 7:01 PM and introduced the board, zoning inspector and township secretary. Mr. Ehlers swore in everyone in attendance by asking them 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 #584 – Access. Bldg. w/Covered Porch:

Jason Simpson stepped to the podium and said the original plan was to build a 32 x 40 garage for storage but decided he wanted a covered porch for family gatherings and entertainment as well as an accessory building to use for storage. He explained he has a big pig roast every year and other family gatherings.

When asked about the builder, Mr. Simpson said Bernard Daniels is the builder and construction will start in about a month.

Board member David Foss asked about the leach line / field. Mr. Simpson said the Stark County Health Department inspected his property and said everything looked good and is all clear.

SPEAK FOR OR AGAINST THE VARIANCE:

Vice Chairman Ehlers asked if there was anyone in attendance to speak either for or against the variance. There was not.

LETTERS / PHONE CALLS:

The zoning office received one letter and one phone call. Vice Chairman Ehlers read the letter from Oscar Middleton of 7490 Parks, Alliance, OH and the phone call from Thomas Erisey of 7558 Parks, Alliance, OH. Both were in favor of the variance request. Copies are available at the Township Zoning Office.

BALLOT VOTE:

With no further questions and/or discussion, Vice-Chairman Ehlers asked the board for a ballot vote to either approve or deny the variance request explaining if a board member denies the request, reason(s) must be given.

DAVID FOSS MOTIONED TO APPROVE APPEAL #584 – JASON SIMPSON, 7531 PARKS AVE. NE, ALLIANCE, OHIO, PARCEL NO. 33-09564 ZONED R-R RURAL RESIDENTIAL, REQUESTING A VARIANCE FOR AN ACCESSORY BUILDING (FOR STORAGE) WITH A COVERED PORCH TO BE 1,760 SQ. FT. INSTEAD OF THE ALLOWABLE 1,280 SQ. FT. AND A HEIGHT OF 19 FEET INSTEAD OF THE ALLOWABLE 17 FEET AS PERMITTED IN SEC. 602.4 OF THE NIMISHILLEN TOWNSHIP ZONING RESOLUTION SECONDED BY PAN ASLANIDES. **MOTION CARRIED.**

Ballot vote as follows:	Pan Aslanides	YES
	Tony Mucci	YES
	Art Smith	YES
	David Foss	YES
	Bill Ehlers	YES

Vice-Chairman Ehlers stated the request for the variance was **APPROVED** and instructed Mr. Simpson to contact the zoning inspector during normal business hours to get the proper permits.

OLD BUSINESS:

Discussion was held regarding plans for the old German American Club on Georgetown and the possibility of growing grapes on the property and it becoming a winery.

NEW BUSINESS:

Mr. Riggerbach reported there might be 2 or 3 cases for June 6th if they get their paperwork in on time.

APPROVAL OF MINUTES:

PAN ASLANIDES MOTIONED TO APPROVE THE MINUTES FOR APRIL 4, 2012 (ACCESSORY BLDG. AT 3601 MEESE) AS WRITTEN SECONDED BY ART SMITH. **ALL VOTED YES. MOTION CARRIED.**

ADJOURNMENT:

PAN ASLANIDES MOTIONED TO ADJOURN AT 7:15 PM SECONDED BY ART SMITH. **ALL VOTED YES. MOTION CARRIED.**

Bill Ehlers, Vice Chairman

Pan Aslanides, Secretary