

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
NOVEMBER 27, 2019

Mr. Kancler called the meeting to order at 6:30 pm.

Present: Messrs.: Brown, Wilner, Kancler, and Griffith
Absent: Mr. Seth Rodin

Also Present: Mr. Dale Steppenbacker, Building Inspector
Mr. Sam Scaffide, City Council Representative

The Board recited the Pledge of Allegiance.

CITY OF TWINSBURG BOARD OF BUILDING AND ZONING CODE APPEALS WORK SESSION NOVEMBER 27, 2019
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1. Appeal # 08-2019
Variance 1164.01 (7)

A public hearing will be conducted at 6:30 pm on November 27, 2019; for the purpose of hearing an appeal for a variance from section 1164.01 (7) of the Twinsburg Zoning and Development Regulations which requires all fences shall have an opening minimum of 1-5/8 inch between boards to allow light & air movement. The applicant is proposing to install a solid, white vinyl privacy fence. This appeal is made by John Manzo, 2207 Gary Dr.

- Specifically, a 120 linear foot, solid fence is requested at side of property.

Mr. Kancler mentioned that the applicant is not present.

Mr. Kancler mentioned based on discussion before meeting, he is going to request to table this matter. The applicant has to establish either an unnecessary hardship or a practical difficulty as to why the variance is sought. I would ask for a motion to table the matter to the next available meeting of the Board of Zoning and Appeals. In the interest of fairness, especially in view of the fact that there has been some opposition to the application voiced.

**MOTION: I MOVE THAT APPEAL #08-2019 BE TABLED
UNTIL THE NEXT BOARD AND ZONING OF
APPEALS MEETING TO ALLOW THE
APPLICANT TO PRESENT THEIR CASE.**

**MR. BROWN MOVED MR. WILNER SECONDED
UPON ROLL CALL MOTION PASSED
UNANIMOUSLY.**

2. Appeal # 09-2019
Variance 1149.08

A public hearing will be conducted at 6:30 pm on November 27, 2019; for the purpose of hearing an appeal for a variance from section 1149.08 of the Twinsburg Zoning and Development Regulations which requires a 50' front parking setback in an Industrial District. This appeal is made by Pepsi Cola General Bottlers of Ohio, Inc. for a 10' variance at 1999 Enterprise Parkway.

Mr. Kancler stated that they could move past the work session.

BOARD OF BUILDING AND ZONING CODE APPEALS MEETING MINUTES NOVEMBER 27, 2019

PUBLIC PARTICIPATION – NONE

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- Specifically, a 120 linear foot, solid fence is requested at side of property.

APPLICATION WAS TABLED.

2. Appeal # 09-2019
Variance 1149.08

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Mr. Steppenbaker administered the Oath to Mt. Matthew Weber, 2555 Hartville Road, Roostown, Ohio 44272.

Mr. Weber, representing Pepsi Cola, presented the application. Mr. Weber stated that Pepsi Cola is out of space on the parcels that are owned by them. They need to expand and increase their parking. Mr. Weber has had discussion with Mr. Finch and Ms. Muter, with the City of Twinsburg Planning Department, discussing options and areas where they can do some expansion. In effort to keep everything on site we are reconfiguring the internal movement. In order to do that we have to expand the parking 10 feet closer to the street. They're currently on the parking setbacks. This allows us to change the circulation of the flow and increase the parking to meet their current needs.

Mr. Kancler asked if you didn't have this difficulty, what would the consequence be?

Mr. Weber responded that we would have nowhere to park. There were thoughts of an adjacent lot but that has not gone through.

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MOTION: MR. KANCLER ASKED FOR A MOTION TO GRANT THE VARIANCE ON THE BASIS OF PRACTICAL DIFFICULTY THAT PEPSI COLA HAS ENCOUNTERED ON THIS MATTER.

**MR. BROWN APPROVED, MR. GRIFFITH SECONDED.
UPON ROLL CALL MOTION PASSED UNANIMOUSLY.**

APPROVAL OF MINUTES – Dated October 9, 2019.

MOTION: TO APPROVE THE MINUTES DATED OCTOBER 9, 2019.

**MR. WILNER MOVED MR. GRIFFITH SECONDED.
UPON ROLL CALL MOTION PASSED UNANIMOUSLY.**

COMMUNICATIONS-

Mr. Sam Scaffide, City Council Representative, stated that this will be his last BZA meeting and thanked everyone and what a pleasure it has been.

All members on the Board appreciated Mr. Scaffide presence at the meetings and congratulated him on his Re-Election to City Council.

Public Hearing on December 10, 2019 is for the Senior Housing.

MOTION: TO EXCUSE ABSENT MEMBER MR. SETH RODIN.

**MR. GRIFFITH MOVED MR. BROWN SECONDED.
UPON ROLL CALL MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT- The meeting was adjourned at 6:39 p.m.

Ed Kancler, Chairman

Dale Steppenbacker, Building Inspector