

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
AUGUST 10, 2016

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
AUGUST 10, 2016**

Present: Messrs: Tom Brown, Gary Wilner, Ed Kancler, Chris Griffith and Joe Zeitz

Absent: None

Also Present: Mr. Russ Rodic, Building Commissioner

The Board cited the Pledge of Allegiance.

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
AUGUST 10, 2016**

The Board of Building and Zoning Code Appeals met in a Public Work Session on Wednesday, August 10, 2016. The Chairman, Mr. Kancler called the work session to order at 6:30 p.m.

1. Appeal # 10-2016
Variance 1149.08

A public hearing will be conducted at 6:30 pm on August 10, 2016 for the purpose of hearing an appeal for a variance from Section 1149.08 of the Twinsburg Zoning and Development Regulations. Section 1149.08 requires parking and drives in an I-3 Heavy Industrial District to be located a minimum of 10 feet from property lines when abutting a non-residential use. The applicant, Twinsburg Industrial Properties III, LLC, is proposing 20 spaces for trailer parking to be located across the rear property line at 8794 Independence Parkway.

- Specifically, a 10 foot setback variance and a 3 foot setback variance are requested to allow for a parking lot expansion at PP#'s 64-09397 and 64-09396.

Mr. Kancler noted that there are no others present aside from the applicant's representative and the Board can move directly to the regular meeting.

MOTION: TO MOVE DIRECTLY TO THE REGULAR MEETING, BYPASSING THE WORK SESSION.

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

**CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
MEETING MINUTES
AUGUST 10, 2016**

*The Board of Building and Zoning Code Appeals met on Wednesday, August 10, 2016.
The Chairman, Mr. Kancler called the regular meeting to order at 6:32pm*

1. Appeal # 10-2016
Variance 1149.08

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BOARD OF ZONING APPEALS MINUTES
AUGUST 10, 2016

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Mr. Rodic administered the Oath to Mr. Matt Weber with Weber Engineering Services, 2555 Hartville Rd. Rootstown, Ohio.

Mr. Weber presented the application for parking setback variance.

- They are seeking a variance in regards to parking spaces and drive access.
- The existing building has a new tenant who needs 20 trailer parking spaces.
- The parking will be placed into the vacant corner lot at Cornerstone and Independence Pkwy's.
- Both lots are owned by the same owner.
- As this is a lease and the other property is undeveloped, they prefer a variance over a lot split.
- There would be a 7 foot setback from the Vistar property and the parking would sit 45 feet into the adjacent vacant property.

Mr. Kancler asked if the variance area involves any public right of way.

Mr. Weber replied that it does not.

Mr. Kancler noted that there are instances of mutual variances granted to allow trailer truck parking on cross properties, sometimes separately owned.

Mr. Weber indicated that there is a declaration of parking easement prepared, which would be executed once a variance is granted.

Mr. Brown clarified that there are currently no plans for the currently vacant property.

Mr. Weber confirmed that there are no plans yet, but there could be an interested party at any time.

Mr. Griffith asked what would happen if the property being paved for parking were sold.

Mr. Weber replied that the declaration of parking easement would transfer with the land.

MOTION: MOTION TO APPROVE APPEAL #10-2016.
 WITH THE CONDITION THAT THE DECLARATION OF
 PARKING BE INCLUDED WITHIN THE APPROVAL.

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

Mr. Rodic noted that he will ask Council Representative, Mrs. Stauffer to ask Council to waive the 30 day waiting period. The next Council meeting is on August 23, 2016.

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
AUGUST 10, 2016

APPROVAL OF MINUTES – Dated July 27, 2016

MOTION: TO APPROVE THE MINUTES DATED JULY 27, 2016.

MR. ZEITZ MOVED, MR. WILNER SECONDED
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

COMMUNICATIONS-

Mr. Rodic indicated that the agenda for August 24 will include a building height variance request for the proposed Marriott Hotel.

Mr. Kancler and Mr. Griffith are not available on August 24.

EXCUSE ABSENT MEMBERS - NONE

ADJOURNMENT-

The meeting adjourned at 6:40pm

Ed Kancler, Chairman

Russ Rodic, Building Commissioner