

The regular meeting of the ROOTSTOWN ZONING BOARD OF APPEALS was held on Tuesday, July 16, 2014 at 7:00 P.M. at the Rootstown Town Hall.

Those present:

Troy Cutright
James Manion
Gary Slocum
Jennifer Milnes

Those absent:

Patricia Saillant
Derek Ball

Also in attendance:

Zoning Inspector, Mark Tirpak
ZBA Secretary, Mary Ann Greer

Mr. Cutright called the meeting order. Mr. Cutright introduced the Board members and explained the evenings' procedures.

The first item on the agenda was an application for a variance to allow the property located on Tallmadge Road (Wickes Lumber) to be used as a contractor's yard and storage area in a Light Industrial District from Section 370.03 submitted by:

Donphil Holdings Co., Ltd
C/o Attorney Chad Murdock
228 W. Main Street
Ravenna, OH 44266

Mr. Cutright swore in Aaron Heavner, 228 W. Main Street, Ravenna, Ohio. Mr. Heavner said the property was owned by Wickes Limber. There is a security fence there. They would be using it as a contractor's yard and storage for their equipment. The employees would be coming in in their own vehicles and leaving in company owned vehicles. Mr. Murdock told them they would need a temporary variance until the zoning could be amended which could take up to a year. There is mostly farm land around there. This business would better the community.

Mr. Cutright swore in Don Litsinger, 5155 Tallmadge Road. Mr. Litsinger said that property was zoned before as a lumber company. There would be no noise.

Mr. Slocum asked about the times in and out. Mr. Hallett said the times would be 6A.M. to 6 P.M. during the summer.

Mr. Cutright swore in Gary Hallett, 5159 Tallmadge Road. Mr. Hallett said this an upgrade for First Energy which employ about 300 people on this project. They would be from this area and elsewhere. Not all of them would be working from here. They would sometimes meet in the middle of the day for about 2 hours.

Mr. Manion had no questions.

Ms. Milnes asked about the summer and winter hours. Mr. Hallett said the hours would probably be 7 – 5 daylight hours.

Mr. Litsinger said there would be no helicopters landing. Mr. Hallett said there was a portable office for when the electric goes out.

Mr. Cutright talked to Chris Murdock. Mr. Murdock said since the Trustees were trying to change that property a temporary variance was needed until they go through all their procedures for changing the zoning.

Mr. Slocum asked about the time required for a change to the zoning code. Mr. Cutright said it usually takes about 6 months.

Resolution ZBA 2014-0. Ms. Milnes made a motion to grant the variance from Section for 1 year or until the amendment is finalized from Section 350.05, 1. Mr. Slocum seconded it. A vote was taken as follows: Manion – Yes Slocum - Yes Milnes - Yes Cutright - Yes. The motion carried unanimously 4/0.

Next on the agenda was an application for a variance to move 2 buildings on the property located at 4988 S. Prospect Street in a Light Industrial District submitted by:

Mark A. Robinson
896 Blackfoot Trail
Jamestown, OH 45335

Mr. Cutright swore in Mark A Robinson, 896 Blackfoot Trail, Jamestown, Ohio. Mr. Robinson said the property was approved for 34 buildings. They started construction and left a void for storage.

Mr. Tirpak asked why they were moved. Mr. Robinson said they were moved so taller buildings could go in.

Ms. Milnes asked if they complied with zoning regulations. Mr. Robinson said they did.

Mr. Manion had no questions.

Mr. Slocum had no questions.

Mr. Cutright asked the audience if there were any questions, comments, or concerns. There were none.

Resolution ZBA 2014-0. Ms. Milnes made a motion to grant the variance. A vote was taken as follows: Slocum – Yes Manion - Yes Milnes - Cutright –Yes. The motion carried unanimously (4/0).

Ms. Milnes said her name needed to be corrected in the April meetings which have been journalized.

Resolution ZBA 2014-0. Ms. Milnes made a motion to adjourn the meeting. Mr. Slocum seconded it. The motion carried unanimously (4/0).

Mr. Cutright adjourned the meeting.

Troy Cutright, Chairman
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Mary Ann Greer, Secretary BZA
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