



**Board of Zoning Appeals Meeting Minutes
Wednesday, March 24, 2021
6:30 p.m.**

BOARD OF ZONING APPEALS

Ed Kancler called to order the regularly scheduled meeting of the Board of Zoning Appeals for the City of Twinsburg at 6:48 p.m.

ROLL CALL

Present: E. Kancler, T. Brown, G. Wilner, M. Jamison

Absent: C. Griffith

Also Present: Ryan Kennedy, Building Department & Greg Bellan, City Council

WORK SESSION: Appeal #05-2021 - Variance Requested: Section 1143.13

PUBLIC PARTICIPATION: Michelle attended the meeting as a public participant. She stated she is not for or opposed to the variance. She lives next door and wanted to be on record stating there is a lot of rock on the property. A potential homeowner should be made aware of it if the lot is deemed buildable. It creates some challenges and extra cost with the septic. The applicant, Jeff Conway, heard and noted Michelle's concerns.

Ed Kancler stated that the variance being applied for is in regards to the minimum 2 acre requirement for a lot to be buildable. Ed went one to say that all the lot sizes vary greatly on Cannon Road with many being under the 2 acre minimum.

Ed Kancler confirmed with Jeff Conway that he will have the ability to install a septic system. Jeff stated that Summit County has approved a septic system for the property.

Ed Kancler mentioned that a neighbor has submitted a letter asking the board to deny this request based on the owner's knowledge of the zoning and the fact that they have purchased it anyway. Ed stated there is no evidence that building on this property would decrease the value of any surrounding homes.

Another objection in the letter was traffic and pulling in/out of that driveway.

Tom Brown stated that the properties in the record are all under the 2 acre minimum on Cannon Road and are considered legal nonconforming.

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Jeff Conway did not have additional info to add.

Given the circumstances, Ed Kancler commented that the property should be designed in a way that will allow front-end access to Cannon Road and the future homeowners should not back out. Jeff Conway expressed some concern with requiring future homeowners to never back out of the driveway and the potential impact on the property layout.

The board was in agreement that the design should allow the future homeowner the option to turn around and pull out facing forward. This is not to say in emergencies, they are not allowed to back out. There may be instances where they have to. Ed Kancler said the layout does not need to be complicated, even a T turnaround would work. Jeff Conway agreed that this can be done.

MOTION: To approve appeal #05-2021, a .31 acre yard area variance from Section 1143.13 with the following condition. A turnaround at the front of the property allowing for the opportunity for front egress onto Cannon Road. Backing out should be limited to a minimum and for any emergencies.

Ed Kancler moved, Tom Brown seconded.

Upon roll call motion passed unanimously, 4-0.

APPROVAL OF MINUTES: February 24, 2021

MOTION: Approve February 24, 2021 as submitted.
Gary Wilner moved, Tom Brown seconded. Approved 4-0.

COMMUNICATIONS

There is an appeal for April. The board will meet April 28, 2021.

EXCUSE ABSENT MEMBERS

Excuse Chris Griffith. Motion by Ed Kancler, second by Tom Brown, none opposed.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Appeals, the meeting unanimously adjourned at 7:04 p.m.

Ed Kancler, Chairman

Ryan Kennedy, Secretary