



BOARD OF BUILDING & ZONING APPEALS Meeting Minutes
April 27, 2022
6:30PM

BOARD OF ZONING APPEALS

Ed Kancler call to order the regularly scheduled meeting of the Board of Zoning Appeals for the City of Twinsburg at 6:30pm.

ROLL CALL

Present: Tom Brown, Gary Wilner, Ed Kancler, Chris Griffith, Michael Jamison

Absent: All members present.

Also Present: Sam Scaffide, City Council, Jason Pastorius, Building Department

The Board recited the Pledge of Allegiance.

SWEARING IN OF NEW AND RETURNING MEMBERS: All members were sworn in and took the Oath of Office.

ELECTION OF CHAIRMAN AND VICE CHAIRMAN:

Tom Brown nominated Ed Kancler for Board Chairman. Chris Griffith seconded the nomination.

Upon roll call, Mr. Kancler was elected BZA Chairman.

Gary Wilner nominated Tom Brown for Board Vice Chairman. Chris Griffith seconded the nomination.

Upon roll call, Mr. Brown was elected BZA Vice Chairman.

WORK SESSION: Appeal # 03-2022

REGULAR MEETING

PUBLIC PARTICIPATION:

- Participant sworn in.
- Evan Contur, TLJ Companies representing Summit Sound stated they are seeking a variance to do an addition on the current building.
- The current building is over the setback by roughly 6' 6".
- They are continuing the current building at the rear or the back side of the building.
- They would like to match up to the current building, even though it is over the setback by 6'6".
- Mr. Kancler stated that even though it is over the setback, he would presume it had been granted a variance for the original construction.
- There is not record of that variance.
- Based on Mr. Kancler's logical assumption, because of the positioning of the existing building and it would be consistent with the new construction to follow the line of that building, nothing that this is non-residential zoning adjoining the property along this boundary line and the property to the rear of the building is likewise non-residential zoning.

MOTION: Gary Wilner motioned to approve Appeal #03-2022. Tom Brown seconded the Motion. Upon roll call, the Motion passed unanimously.

Discussion:

- Mr. Scaffide will make a Motion at Council Meeting to waive the 30 day period.
- Mr. Kancler presented Exhibit A: The rendering of the entire property, so that will become an exhibit record here.

APPROVAL OF MINUTES: Meeting on March 23, 2022

MOTION: Chris Griffith motioned to approve the meeting minutes for the March 23, 2022 BZA meeting. Tom Brown seconded the Motion. Upon roll call, the motion passed unanimously.

COMMUNICATIONS: None Presented

MOTION: Tom Brown motioned that the Board of Building and Zoning Appeals adopt the notes as written and presented at the last BZA meeting. Chris Griffith seconded the Motion. Upon roll call, the Motion passed unanimously.

EXCUSE ABSENT MEMBERS: All members present.

Discussion Continued:

- Mr. Brown stated that tonight is an example of where the Building Commissioner should be given a little more latitude to make decisions. There is an established building that is obviously beyond the boundaries. It somehow was granted a variance, we just can't find the paperwork. This should be where the Building Commissioner has the latitude to say they are just adding on, he is not exceeding that and go ahead and grant that.
- Mr. Kancler added that the Law Director has advised us as a Board that he is working on an amendment to present to City Council so that the Building Commissioner can be given that discretion, especially on items like the one presented tonight. It doesn't take a full meeting and an applicant to pay \$150.00 to file a request for variance when it's self-evident.
- A Board member questioned: Where does the latitude end for the Building Commissioner? This would be hard to write down in a proposal for Council. Board members discussed this item.
- Mr. Scaffide stated that guidelines were done for the Architecture Review Board. He stated that the ARB was very dissatisfied with the Council's actions. But guidelines can be provided for BZA, as well.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Appeals,

MOTION: Chris Griffith motioned to adjourn the meeting. Gary Wilner seconded the Motion.

Upon roll call, the Motion was unanimously passed.

Ed Kancler, Chairman

Beckey Thomas, Secretary