

City of Norton
BOARD OF ZONING & BUILDING APPEALS
WEDNESDAY, February 17, 2016

The Board of Zoning & Building Appeals convened in Council Chambers at the Safety Administration Building. Chairman Don Welch called the meeting to order at 6:00 p.m.

I. ATTENDANCE:

PRESENT: Angie Wells, Bill Helmick, Miriam Norris

EXCUSED: Don Welch, Nick Genis

ALSO PRESENT: Valerie Carr

II. SWEARING IN:

Ms. Wells reviewed the procedural requirements for that night's hearing. Ms. Wells proceeded by stating that this was a quasi-judicial Board and asked that anyone wanting to speak needs to sign the attendance sheet and stand to be sworn in. Ms. Wells administered the oath to those intending to speak at the hearing.

III. PUBLIC HEARINGS:

- A. BZA Application A1-2016
Wagner Machine, Inc. - Owner
Blackhorse Construction, Inc.
5151-5153 Wooster Road – West
PPN - 4607598
[A Variance for I-1 Lot Split from Existing Property]
[Section: 1254.04]**

Ms. Wells announced anyone wishing to speak at tonight's meeting should please sign in at the front podium.

Ms. Wells announced the Application and stated the Application was filed January 27, 2016 and letters of notification were sent via first class mail, as required, per section 6.03 of the City Charter. Ms. Wells asked the applicant/agent to come forward to be sworn in, state their name and address, and present pertinent information regarding the application.

Ms. Courtney Dannemiller Wagner, Wagner Machinery, approached the podium. Ms. Wagner explained her request for the Variance. This Variance would allow a lot split of 1.25 acre lot vs. 2 acres which is required by I-1 zoning.

Mr. Michael Wagner, Wagner Machinery, approached the podium. He confirmed the needed request and discussed improvements he has made with the property.

Mr. Greg Monsanty, Black Horse Bridge Construction, approached the podium and stated he supported the Variance.

Ms. Norris asked if the parcels could be reconfigured to allow more land at the front of parcel, this would allow more acreage for the I-1 zoned district. Mr. Wagner responded it would be difficult, due to the utilities and driveway location. Ms. Carr confirmed a variety of configurations were reviewed and this proposal was the best fit.

Ms. Wells thanked the Applicant.

Ms. Wells asked any Board members if they had any other questions.

Ms. Wells asked if anyone wanted to speak for or against the application.

There was general discussion regarding the Application.

Ms. Wells closed the public portion of the meeting.

Hearing no other questions or discussion from the Board, Ms. Wells asked for a motion.

**Motion and Second was made to Approve the Application:
ROLL CALL: Mr. Helmick-Yes, Ms. Norris-Yes, Ms. Wells-Yes.
Motion passed to Approve 3-0.**

IV. OLD BUSINESS:

Chairman Welch asked if there was any old business. There was none.

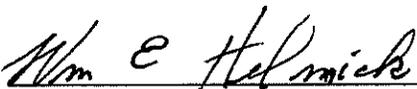
V. NEW BUSINESS:

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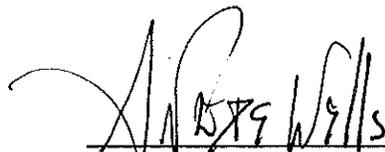
VI. CONSIDERATION OF MINUTES:

Motion and Second was made to Table minutes until the next BZA meeting.
**ROLL CALL: Mr. Helmick-Yes, Ms. Norris-Yes, Ms. Wells-Yes.
Motion passed to Approve 3-0.**

VII. ADJOURNMENT:



Board of Zoning & Building Appeals
Chair/Vice-Chair



Board of Zoning & Building Appeals
Vice-Chair/Member

4-19-16
Date

*** ORIGINAL SIGNED DOCUMENTS ON FILE WITH THE CLERK OF COUNCIL ***

AUDIENCE ATTENDANCE

The following individuals were present and wished to speak at the Meeting of the Planning Commission, BZA, Park and/or Civil Service Board held on:

2. 17 - 16

(Date - Year)

PC

BZA

PARK

CIVIL SVC.

PLEASE PRINT:

NAME:

STREET ADDRESS:

CITY & ZIP CODE:

(NO P.O. BOX)

Greg Monsanto

5185 Wooster Rd. W.

Norton, OH 44203

Courtney Wagner

Dannomiller 5151 Wooster rd

Norton 44203

Mark Wagner

5151 Wooster Rd

Norton 44203

* A SIGNED ORIGINAL OF THIS DOCUMENTATION SHALL BE FILED WITH THE CLERK OF COUNCIL *