

**Nimishillen Township Board of Zoning Appeals
4422 Maplegrove NE, Louisville, Ohio 44641
Tuesday July 6, 2021 – 7:00 P.M.**

MINUTES

Board Members Present: Anthony “Tony” Mucci - Chairman
Pan Aslanides – Vice-Chairman
Randy Donaldson – Member
Randy Lombardi – Member
Jim Morris- Member

Zoning Inspector- Jeff Shipman

Purpose: Conditional Use Permit: Home Occupation

The Nimishillen Township Board of Appeals held a public hearing on Tuesday, May 4, 2021 at 7:00 pm at the Nimishillen Township Fire Station 2 located at 4422 Maplegrove Ave NE, Louisville, Ohio 44641 at the Resident’s request to hear the following: *Terry and Elizabeth Campbell, 10594 Louisville St, Louisville, Ohio 44641 are requesting a Use Certificate for Home Occupation under Article VII Section 701.2 Conditionally Permitted Uses B. Part 7.*

Call Hearing to Order:

Chairman Mucci opened the meeting by announcing the present members and the zoning officer. Chairman Mucci also greeted the patrons who came to the meeting to be heard and declared a mass swearing in of speakers and attendees.

Conditional Use Permit #606-21

Mucci: Asked why the residents wanted a home occupation

Terry Campbell: To place business into the home because of Covid-19 and the company has been working outside the office. The occupation is realty and not food or other service like this type. At the point of her career is time to move home.

Mucci: Asked if the Home Occupation was just for her, but she said yes. No other people would be in the home.

Terry Campbell: She is just a broker. Everyone else works from home. Appointments will be at the homes they are selling. Closings are at the client’s home. Everything is on-line.

Pan Aslanides: So, closings are where exactly?

Terry Aslanides: At the client’s home.

Mucci: We are approving your company in a residential area but you are a commercial business because we are concerned about the name of the business.

Shipman: I thought about how a business might have an effect on approval.

Mucci: Shipman should okay this business if he feels it is by Code.

Terry Campbell: What about a sign?

Terry Campbell: I am the owner of the business,

Mucci: Generally, the head sales person hires other people for help and own their own license.

Pan: Do you supply equipment?

Terry: Yes, we give them equipment.

Shipman: We are looking at this closely.

Mucci: I wonder who owns this business because it is a LLC.

Motion to Ballot Vote: Randy Donaldson **Second:** Pan Aslanides seconded the motion

Ballot Vote:
Anthony “Tony” Mucci - Yes
Pan Aslanides - yes
Randy Donaldson - Yes
Randy Lombardi – Yes
Jim Morris - Yes

Discussion: Mucci said good luck to Terry Campbell. Randy D. asked about Bud’s Corner building, Shipman said they purchased a permit.

Motion to Approve the Minutes from May 4, 2021- All voted Aye.

Adjournment:

Chairman Mucci declared the meeting to be finished. T. Mucci motioned to close the meeting and Randy Lombardi second the Motion.

Roll Call Vote:

Chairman - Anthony “Tony” Mucci – Yes
Vice-Chairman - Pan Aslanides - No
Mem- Randy Donaldson - Yes
Mem- Randy Lombardi – Yes
Mem- Jim Morris - Yes

Tony Mucci – Chairman
Nimishillen Township Board of Appeals

Pan Aslanides -Vice- Chairman
Nimishillen Township Board of Appeals