

MINUTES

Nimishillen Township Zoning Commission Board
Work Session
4422 Maplegrove NE, Louisville, Ohio 44641
Wednesday, July 14, 2021

Board Members Present:

Regan Starkey, Chairman
Larry Marks, Vice-Chairman
Brent Hunter, Secretary
Herb Klebaum, Member;
Rich Linder, Member

Zoning Inspector:

Jeff Shipman

Purpose: Discuss old business concerning Fairhope Properties LLC request for re-zoning of lot 4001 Addison, Louisville, Ohio 44641; Discussing re-zoning for Columbus and Broadway corner.

CALL WORK SESSION TO ORDER:

Chairman Starkey introduces the Board member present and the Zoning Inspector

Approval of Minutes:

Minutes for May 12, 2021 were tabled.

OLD BUSINESS:

Vendors and solicitors

NEW BUSINESS:

Regan Starkey opened the with the explanation of the recommendation from Stark County Regional Planning; from R-1 to B-2 General Business instead of requested B-3 General Business. Regan Starkey read the recommendations from the Regional Planning to the attendees.

Starkey told the meeting that the county shortened the depth of the lot and also the size of the building. He told the crowd this is what the county wants us to pass on to the Trustees.

Regan asked the crowd for questions. Regan wanted the attendees to talk only ⁵three minutes in length.

Regan asked the speakers to sign in. Joe Warner 4095 Gephardt asked the differences between B-2 and B-3. Trustee Keefe told the crowd the building will be affected by code not allowing height, and that the zoning department would not be involved in traffic conditions. Larry Marks reported that certain shops are allowed and B-3 would allow more business. Starkey said B-2 would allow smaller neighborhood business. B. Hunter said the businesses in the area faced Rt 153 but this building would not be completely facing Rt 153. The other buildings affected only Rt 153.

Keith Strobelt said he took notes and the neighborhood had different zoning which included R-3. He believed this should have been mentioned at the last meeting. The crowd laughed at a joke. Strobelt said the Company originally asked for B-3 and about concern of retaliation if the Company does not get the B-3. Regan said Fairhope Properties are not changing all lots. Strobelt said the company will make money, but he had a concern for retaliation.

Keefe said re-zoning would be a process but he didn't believe a retaliation would happen. B. Hunter said the lot would not allow for a hotel. Strobelt said he hopes most of the lot stays green.

Regan said that only 210 feet of the property will be allowed and hopefully that will suit the company. Regan said the committee will send the county recommendations to the trustees for a decision. He told the crowd the County had a future plan for the area which included neighborhood business.

Andrew said he moved to the area and his son went to school there and he is concerned about traffic. He believed traffic should enter and exit on Rt 153. Keefe said that would be an ODOT decision. Larry Marks said B-3 does not include drive-thru. (He said maybe a variance can be sought for a drive area.)

An attendee, Teresa Reed said they wanted Rt 153 for an exit. Engineer said the County Engineers would determine where the exits would be set.

Barnham said they are not using national business franchises, and told the crowd certain details had to be kept. He said the drive-thru is needed for the business. He thought maybe area children could get jobs. He handed out maps of the area to show landscaping.

Motion to Approve Map Amendment be sent to Trustees for decision.

Motion; Regan Starkey **Second Motion:** Larry Marks

Voting: Starkey – Yes Larry Marks – Yes Brent Hunter -- No

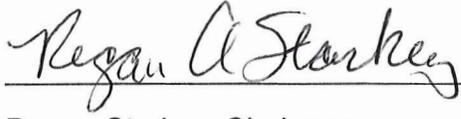
Herb Klebaum – No Rich Linder - Yes

More: Regan ordered the Zoning Inspector to deliver the message to the trustees. Regan Starkey decided the next meeting would be July 14 ,2021.

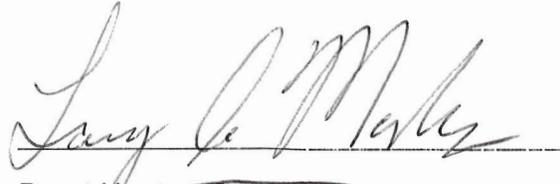
Adjournment:

Regan Starkey MOTIONED TO ADJOURN, SECONDED BY Her Klebaum, all said "Aye"

MOTION CARRIED.



Regan Starkey, Chairman
Nimishillen Township Board of Commission



Brent Hunter, Secretary
~~Nimishillen Township Board of Commission~~

Zoning Board of Commission Minutes: MINUTES June 23 2021.docx