

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS**

**Meeting of  
September 28, 2011  
7:45 p.m.**

Present - Board of Appeals Members: Glenn Goist; Rich Baldin; Frank Bohac; Ken Evans; William Harr

Administration: Assistant Law Director: Dan Kolick

Building Department Representative: Joe Allen

Recording Secretary: Kathryn Zamrzla

The Board members discussed the following:

**(F) PUBLIC HEARINGS**

**1) BEARING AND DRIVE SYSTEMS, OWNER**

Requesting a .75 acre Lot Area variance from Zoning Code Section 1262.06, which requires a two (2) acre Lot Area and where a 1.25 acre Lot Area is proposed in order to allow a parcel split and consolidation; property located at 15015 and 15157 Foltz Parkway PPN 393-04-003 and PPN 393-04-004 zoned General Industrial (GI).

The Board discussed that this variance is necessary for the business to be able to expand their building and their property is landlocked. The other property already has a building on it, which will not change.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**

**MINUTES OF MEETING**

**September 28, 2011**

The meeting was called to order at 8:00 PM by the Chairman, Dr. Goist.

Present: Dr. Goist  
Mr. Baldin  
Mr. Bohac  
Mr. Evans  
Mr. Harr

Also Present: Mr. Kolick, Assistant Law Director  
Mr. Allen, Building Department Representative  
Ms. Zamrzla, Recording Secretary

Dr. Goist – Good evening, ladies and gentlemen. I'd like to call this September 28, 2011 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy, would you call the roll please?

ROLL CALL: ALL PRESENT

Dr. Goist – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. For all of you who are in the audience this evening that would like to speak before this Board, if you would please stand and, also our Secretary and Mr. Allen in the Building Department, and our Assistant City Law Director will swear you in.

Mr. Kolick then stated the oath to those standing.

**(F) PUBLIC HEARINGS**

**1) BEARING AND DRIVE SYSTEMS, OWNER**

Requesting a .75 acre Lot Area variance from Zoning Code Section 1262.06, which requires a two (2) acre Lot Area and where a 1.25 acre Lot Area is proposed in order to allow a parcel split and consolidation; property located at 15015 and 15157 Foltz Parkway PPN 393-04-003 and PPN 393-04-004 zoned General Industrial (GI).

Dr. Goist – There are no New Applicants and the only thing on our agenda this evening is the Public Hearing and it's for Bearing and Drive Systems. I understand that this is the owner and if you would like to come up to the microphone and give us your name and address and your reason for the variance.

1) **BEARING AND DRIVE SYSTEMS, OWNER, Cont'd**

Mr. Walls – Jeff Walls, 6146 Stony Ridge Road, North Ridgeville, Ohio. I am not the owner. I am representing the owner. We are requesting to split the parcel, address 15015 Foltz Parkway. It's one acre off the back of it and combines it with ours, which is next door at 15157 Foltz Parkway.

Dr. Goist – Okay. I think all of us in caucus have a pretty good idea of what you want to do and got a chance to see the splits and what you want to do with the consolidation and I know that Mr. Evans wanted to, for the record, make public what we feel is the right way for this to happen. So, I'm going to ask Mr. Evans to go ahead.

Mr. Evans – Thank you, Mr. Chairman. Mr. Walls, before introducing a couple of statements about the conditions over there that we have all looked at can you tell us why the expansion of the company? Bearing and Drive built the building not too long ago. It is an existing L-shaped parcel. Can you tell us what and why the addition for the building?

Mr. Walls – Due to the increase of business alone and add to a machine room. We do not have enough floor space for machines.

Mr. Evans – Okay. As we have all gone out and looked at it, one of the things that we know is that to the south side of the existing building and location there we have Strongsville soccer fields, which are up against that, which would preclude the owner from going that direction. The lot split that is being considered here, just for the record and to make sure that we define how we look at this, it is an existing building where the acreage is being reduced to a substandard level. So, this is a building that already exists. It is built out. The owners of that property have no intent to expand and at this point the Bearing and Drive Systems would not be able to go any further on that property without doing a lot split here and they are back against the back there with the Avery Group parcel. So, at this point, the expansion ability would only be by taking over the unused acreage that is a part of permanent parcel number 393-04-004 and at this point, because it's all an existing situation, it would not have an impact on creating something that is not according to Code right now. So, from a practical standpoint, this would be a solution that would work for both of the owners of the parcels and due to the expansion, it would certainly be in the best interest of the City.

Dr. Goist – Thank you, Mr. Evans. Anybody else? Mr. Harr?

Mr. Harr - Mr. Chairman, I think the only other comment I would like to make, and we discussed this in caucus as well, is that because of the current lot configuration, a structure already exists on the parcel being reduced. We are really not changing the frontage or the elevation view or anything like that from the street. Those configurations will remain the same. This is really a back piece cut off to accommodate both property owners.

Dr. Goist – Mr. Baldin, any comments?

1) **BEARING AND DRIVE SYSTEMS, OWNER, Cont'd**

Mr. Baldin – No, I think everything has pretty much been said here. We all understand what they're trying to do. They just pick up another piece of property to expand and hopefully have more employees. Thank you.

Dr. Goist – Mr. Bohac?

Mr. Bohac – No.

Dr. Goist – This is a Public Hearing. I am going to ask if there is anyone who would like to speak for this variance. Is there anyone who would like to speak against this variance? Seeing none and hearing none I will entertain a motion to approve this variance.

Mr. Harr - Mr. Chairman, I'll make a motion that a request for a .75 acre Lot Area variance from Zoning Code Section 1262.06, which requires a two (2) acre Lot Area and where a 1.25 acre Lot Area is proposed in order to allow a parcel split and consolidation; property located at 15015 and 15157 Foltz Parkway PPN 393-04-003 and PPN 393-04-004 zoned General Industrial (GI) be approved.

Mr. Bohac – Second the motion.

Dr. Goist – We have a motion and a second. Kathy, would you call the roll please.

ROLL CALL:                      ALL AYES:                      MOTION CARRIED

Dr. Goist – Your variance has been approved, Mr. Walls. You have a twenty day waiting period and then you can proceed to Planning Commission. It's nice to see that your business is expanding and I think our City is being proactive in that respect and trying to help all of our business people out there.

Mr. Walls – Thank you for your time.

Mr. Harr – We appreciate your commitment to the town.

Mr. Walls – Thank you

Dr. Goist – If there is no other business to come before this Board this evening, the meeting is adjourned.

Meeting adjourned at 8:08 p.m.

<u>Signature on File</u>	<u>Signature on File</u>	<u>November 2, 2011</u>
Dr. Goist, Chairman	Kathryn A. Zamrzla, Sec'y	Approval Date