

BETHLEHEM TOWNSHIP ZONING DEPARTMENT

8600 BLOUGH AVE SW ♦ P.O. Box 161 ♦ NAVARRE, OH 44662

Scott Borojevich Zoning Inspector

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Zoning Board of Appeals August 25, 2025 Minutes

Board of Appeals Chair Wheeler called the August 25, 2025 meeting to order at 6:00 pm. The pledge was recited by all present. Upon Role Call the Result was:

Simmons Here

Goist Here

Wheeler Here

Rodriguez Here

Zoning Inspector, Borojevich and Secretary Matics were present also.

Rodrigues made the motion to accept the July 17, 2025 minutes as they have read them through email. Goist seconded the motion. All in Favor: YES

Decisions:

1) **BZA #2025-07 Bolivar PVI LLC conditional permit - renewal.**

Letters were sent out to all adjoining properties notifying them of this meeting and no neighbors were present. Matics stated she received the notice letter and application back from USPS stating that the forwarding address has expired. She called them and left a message and emailed them with no response. Bolivar PVI LLC was not present for the meeting. Chair Wheeler made the motion the conditional permit has expired for Bolivar PVI LLC and if they want to continue, they will have to submit again. Seconded by Goist. Upon Role Call the Result was:

SIMMONS YES GOIST YES WHEELER YES RODRIGUEZ YES

2) **BZA #2025-10 Lint Arms conditional permit – new.**

Letters were sent out to all adjoining properties notifying them of this meeting and no neighbors were present. Applicant Randy and Kim Lint were present. Borojevich stated he was contacted by the ATF that their three (3) year inspection was coming up. The inspection was completed and passed with great standing by Agent Woodruff. They did have a previous permit but was miss informed on the process and that permit expired. That is why Borojevich has marked it as new. Borojevich said he has no problem with this conditional permit. Chair Wheeler asked the board if there were any questions. There were none. Matics stated that they are paid up. Rodriguez made the motion to accept the conditional permit for Lint Arms. Seconded by Goist. Upon Role Call the Result was:

SIMMONS YES GOIST YES WHEELER YES RODRIGUEZ YES

3) **Variance for James Schuckert II for residential solar – R-R Rural Residential at 9803 Elton St SW Navarre, OH 44662**

Letters were sent out to all adjoining properties notifying them of this meeting and no neighbors were present. Applicant Schuckert and Project Manager Dydek were present. Borojevich stated that the reason he refused this permit is due to height restrictions and Kw restrictions accord to the Zoning Resolution. He stated that 16Kw is a base for a home solar system.

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Wheeler asked how far this will be from the electric tower. Schuckert responded approximately 150 feet. The variance is for an increase in Kw to 16.5 and a height to 35 feet. Borojevich stated he has no reservations on this variance and would recommend it. Goist asked if there was battery storage on this. Project manager, Dydek stated no there is not battery storage. Matics stated that they are paid up. Simmons made the motion to accept the variances for the residential solar system. Second by Rodriguez. Upon Role Call the Result was:

SIMMONS YES GOIST YES WHEELER YES RODRIGUEZ YES

4) **Miscellaneous**

- a) Matics stated that Williams was not charged for the conditional permit fees for the 3 conditional permits. She was not aware that the permit fee of \$50.00 per permit was an extra charge to the hearing fee of \$275.00 per conditional permit. These were the only business that were not charged fees to date. Should she charge him? It was unanimous by all Board Members that she should contact him and charge him.
- b) Matics asked what she should do with the BZA number for Bolivar Solar PVI LLC? Wheeler stated that it should be kept on the schedule incase they want to pursue it at a later date.
- c) Borojevich gave the board members copies of his suggestions on the zoning fees. There was discussion on this but no decisions were made.
- d) Borojevich stated he has a few violations out. Gateway Equity is one of them.
- e) Matics asked if any of the members wanted her to either email or print the revised zoning resolution for them. It is not complete yet. Simmons responded she would like the final copy when it's completed.

Wheeler stated the next meeting would be September 30, 2025 at 6:00 at Township Hall. Wheeler asked for a motion to adjourn. Simmons made the motion to adjourn. Seconded by Rodriguez. All in Favor: YES The meeting adjourned at 7:08 pm.

Chair - Dennis Wheeler

Zoning Secretary - Jody Matics