

BETHLEHEM TOWNSHIP ZONING DEPARTMENT

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

Scott Borojevich Zoning Inspector

Email: btzoninginsp@outlook.com Phone: 330-265-4185

Zoning Board of Appeals December 8, 2025 Minutes

Board of Appeals Chair Wheeler called the December 8, 2025 meeting to order at 6:00 pm. The pledge was recited by all present. Upon Role Call the Result was:

GOIST HERE

WHEELER HERE

SIMMONS HERE

Zoning Inspector Borojevich and Secretary Matics were in attendance also.

Simmons made the motion to accept the minutes from September 30, 2025 as they have read them through email. Seconded by Wheeler. All in Favor: YEA

Goist made the motion to accept the October 21, 2025 work session minutes. Seconded by Wheeler. All in Favor: YES

- 1) BZA #2025-06 Soehnlen Veterinary Clinic Renewal. Matics received the check today. Wheeler asked if all board members read over the renewal request. Response: Yes Wheeler asked if there were any questions. Response: No Borojevich stated there have been no violations to date. Goist made the motion to accept the renewal of the conditional permit for the Soehnlen Veterinary Clinic. Seconded by Simmons. Upon Role Call the Result was:

SIMMONS YES

GOIST YES

WHEELER YES

- 2) Variance for 6611 Brinker St SW (Dwight Kuhn) for a height increase of an addition to the garage from 20' to 26'. Borojevich stated Kuhn did not realize there was a height restriction. Letters were sent to all adjacent properties. No negative responses. Matics has not received the payment as of yet. Borojevich sited there is no plumbing or electric installed. It is for storage only. There are no sight or power line obstructions. Goist made the motion to accept this variance. Seconded by Simmons. Upon Role Call the Result was:

SIMMONS YES

GOIST YES

WHEELER YES

- 3) BZA #2025-11 new conditional permit for Fritz Outdoor Power Equipment LLC located at 6076 Shepler Church Rd SW for small equipment repairs and rentals. A list of the business days, hours, equipment etc. was submitted with the application. Goist state that this application is the most detailed he has seen. Borojevich stated he received calls from the two neighbors and a letter from another neighbor that they have no problem with this business as long as it is respectful to the neighbors. Wheeler asked if Fritz was going to up out a sign. Fritz replied he wants to. Wheeler stated he will need a permit for the sign. Goist made the motion to accept this new conditional permit. Seconded by Simmons. Upon Role Call the Result was:

SIMMONS YES

GOIST YES

WHEELER YES

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- 4) Jamie Piero referenced Article III letter “o” she would like the members’ interpretation on what it states. Wheeler stated that you thought we interpreted that incorrectly so it was taken to the Stark County Prosecutors and we are adhering to their decision. There was a lot of conversation on this with no agreement reached.

Wheeler stated the next meeting will be tentatively on Monday, January 26, 2026 at 6:00 pm. Simmons made the motion to adjourn. Seconded by Goist. Wheeler adjourned the meeting at 7:06 pm.

Chair - Dennis Wheeler

Zoning Secretary - Jody Matics