

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 March 25, 2025 Minutes

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

Simmons Here Wheeler Here Rodriguez Here

Rodrigues made the motion to accept the January 30, 2025 minutes as they have read them through email. Simmons seconded the motion. All in Favor: YES

Rodrigues made the motion to accept the Kimble Conditional Permit at 4355 Hudson Dr SW East Sparta for the extraction of industrial minerals. Seconded by Simmons. Upon Role Call the Result was:

Simmons YES Wheeler YES Rodriguez YES

OLD BUSINESS:

1) Troy Faeillo and John Eisenhaut have come to a civil agreement on their properties. Faeillo turned in the paperwork from the attorney. Faeillo filled an "As Built Variance".

Rodrigues made the motion to approve the "As Built Variance" at 5755 Hudson Dr SW Navarre, OH 44662. Simmons seconded the motion. Upon Role Call the Result was:

Simmons YES Wheeler YES Rodriguez YES

No further action is needed. Completed paperwork will be emailed to Faeillo for his records.

2) Zoning Fees: Borojevich stated that Arntz-Tournoux was putting an excel spreadsheet together from various townships in Stark County so we can see how Bethlehem Township compares. Our fees were set in 2009 and have not been adjusted. Borojevich brought up an example of the township charging six (6) cents per square foot for new build single family homes and accessory building. Most townships charge ten (10) cents per square foot. Wheeler stated that if a duplex was to be built, it should be more due to that being a business. Rodrigues asked what the Trustees reaction to these 2009 zoning fees were and who is responsible for deciding the zoning fees. Matics stated that the Trustees are the deciding factor but they go by the Zoning Inspector's recommendations.

Borojevich stated that there is also supposed to be a twenty-five (25) dollar fee per mobile home at a conditional permitted mobile home park. He also asked that if a mobile home park is grandfathered in, will they be charged for additional mobile homes extended on the existing property. There was a lot of conversation on this. It was decided to ask legal and SCRP how this should be handled. Borojevich will contact both.

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NEW BUSINESS

1) An updated Zoning Resolution would be beneficial for all the Appeals Board members. Matics stated that the Commission Board is working on that. Jonelle, from SCRP emailed a copy they have that has multiple areas in red that they do not know if they have been accepted or not. The Commission Board will be addressing this at their next meeting. Once there is verification on this, whether the items have been accepted or if the process needs to be gone through to get them accepted, Matics will email the updated zoning resolution to all the Appeals Board members. Borojevich would like to have the date of revisions put in the Zoning Resolution also.

2) Borojevich is looking into grants to digitize zoning.

3) Conditional permit for Lucky Logistics is the next conditional permit to come before the Appeals Board. Matics stated that the 2023 conditional permit states two addresses, 5362 and 5368. Matics cannot find any location of 5362 on the Stark County parcel search. Borojevich stated that he believes there are a few businesses being run out of that property. Borojevich will check into this.

The next meeting for a work session is to be determined for this conditional permit and to review the zoning fees. The next meeting will be July 17, 2025 at 6:00 for the conditional permit.

Wheeler asked for a motion to adjourn. Simmons moved to adjourn. Seconded by Rodriguez. All in Favor: YES The meeting adjourned at 7:35 pm.

Chair - Dennis Wheeler

Zoning Secretary - Jody Matics