

# BETHLEHEM TOWNSHIP ZONING DEPARTMENT

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

**Scott Borojevich Zoning Inspector**

Email: [btzoninginsp@outlook.com](mailto:btzoninginsp@outlook.com) Phone: 330-265-4185

## Zoning Board of Appeals September 30, 2025 Work Minutes

Board of Appeals Chair Wheeler called the September 30, 2025 meeting to order at 6:00 pm. Upon Role Call the Result was:

GOIST HERE            WHEELER HERE            RODRIGUES HERE

Zoning Inspector Borojevich and Secretary Matics were in attendance also.

Rodrigues made the motion to accept the minutes from August 20, 2025 as they have read them through email. Goist seconded the motion. All in Favor: YEA

- 1) BZA #2025-03 Springwood Lake Camp Club conditional permit renewal. Borojevich stated that there has been encounter. There was a faulty survey done. It infringes on an adjacent property. They are making proper changes, being progressive and moving right along. Matics stated that they are paid up. Wheeler asked if Borojevich received verification from the Stark County Health Department that their pool meets their requirements? Borojevich stated no, he did not know that was needed but will ask them for that. Wheeler asked for a motion to approve or disapprove this conditional permit.

Rodrigues made the motion to approve the renewal of Springwood Lake Camp Club's conditional permit (BZA #2025-03) with the contingency that the approval of the pool from the health department is received. Goist seconded the motion. Upon Role Call the Result was:

GOIST YES            WHEELER YES            RODRIGUES YES

Matics will not send the new conditional permit until verification from the health department is submitted to Borojevich.

- 2) BZA #2025-04 Gateway Equity, the trailer on Brinker St SW. Borojevich stated that Ryan Yoder, the owner, contacted him. Yoder bought the adjoining property which also has a trailer on it. Borojevich verify that Yoder purchased the adjoining property. Yoder's intentions are to remove both trailers, combine the lots and build a new home on the property. Borojevich gave Yoder ninety (90) days to have the conditionally permitted trailer removed. No application was turned on this conditional permit. Wheeler stated that there is nothing the Appeals Board needs to do on this conditional permit.

- 3) BZA 2025-05 Lake Sherman Village (UMH Properties) renewal of their conditional permit. Matics stated that they are paid up. Wheeler asked if there were any questions on this renewal. There was not.

Rodrigues made the motion to renew the conditional permit for Lake Sherman Village (UMH Properties). Goist seconded the motion. Upon Role Call the Result was:

GOIST YES            WHEELER YES            RODRIGUES YES

- 4) Jamie Piero's appeal of the Zoning Inspectors decision of denial of a permit to build living quarters that connects to the garage on the property. On the same request are two (2) variances.

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A variance to build beside the garage accessory build and a variance of 2'2" on north side. Borojevich stated this property is zoned as R-R and that the decision to be able to build needs addressed first. Borojevich stated he has to abide by the Zoning Resolution and stated from the Resolution:

## SECTION 401R-R RURAL RESIDENTIAL DISTRICT

### SECTION 301.4 SUPPLEMENTARY REGULATIONS

#### a. Permitted Use

No building shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building or land be used in a manner which does not comply with all of the District provisions established by these regulations for the Districts in which the building or land is located. Uses which are omitted from these regulations, not being specifically permitted, shall be considered prohibited until, by amendment, such uses are written into these regulations.

#### j. Principal Building

No more than one (1) dwelling shall be permitted on any lot unless otherwise specifically stated in these regulations, and every dwelling shall be located on a lot having required frontage on a public street.

#### o. Dwelling Other Than a Main Structure

No residential structure shall be erected upon a lot with another dwelling, except that a two-story garage with living quarters upon the second floor may be permitted provided such quarters are occupied by guests or a servant (and his family) employed by the family occupying the main structure.

## SECTION 401R-R RURAL RESIDENTIAL DISTRICT

### SECTION 401.1 PURPOSE

The purpose of this district is to accommodate residential development in areas which cannot be reasonably serviced by central water and/or sanitary sewer facilities, and where the underground water supply or the soil conditions for septic tanks are inadequate to accommodate a higher density.

### SECTION 401.2 USES

Within an R-R Rural Residential District, no buildings, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

#### A. Permitted Uses

##### 1. Single-family dwelling.

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There was a lot of discussion on this application. Goist asked exactly what are you asking to build, living quarters or a dwelling? The response was, "It is for living quarters." Goist would like to know the definitions of living quarters and dwelling. Wheeler stated he has never seen an application for an Appeals Hearing like this that states three different requests in all my years of being on this board. Rodrigues stated that you need to clean up the measurements, decide where you want this project done, above the garage or attached to the garage and side lot measurements need to be specific and clean up the rest of the discrepancies. Then you turn in the applications for permits to the Inspector for acceptance or denial. It was asked by the submitter "if the permits are denied and we submit multiple applications for appeals hearing concerning these denials, can they all be heard at the same hearing day?" The answer was YES. Wheeler asked for a motion to accept or deny this application.

Goist made the motion to deny this application due to covering too many items on one application. Upon Role Call the Result was:

GOIST YES                      WHEELER YES                      RODRIGUES YES

Wheeler stated the next meeting will be tentatively on Monday, December 8, 2025 at 6:00 pm. Wheeler adjourned the work session at 7:45 pm.

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Chair - Dennis Wheeler

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Zoning Secretary - Jody Matics