

# Westfield Township Board of Zoning Appeals

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Public Hearing  
Allison Carol Storage Units  
November 5, 2015  
Site Plan Review for Phase 3

Roll call: Simmerer- aye, Moore- aye, Daugherty- aye, Stacy- aye, McGlashan- aye.

Absent: Lee Evans

Also in attendance- ZI Sims, Trustee Likley, Assistant Prosecutor William Thorne

Allison Carol Storage-5730 Greenwich Road, Seville Ohio.

Rob Riley of 15132 Friendsville Road, Burbank, Ohio addressed the Board by wanting to finish up the last phase of the site plan that is presently on file with the township. There are some minor changes such as the doors of the storage units will not be facing the residents and they will be finishing the back section of the storage units.

Daugherty clarified that is the Greenwich side that is in existence and that the buffers are not done in the back and the front.

ZI Sims stated that the previous owner had a variety of violations since May of 2008 and the new owner is working with the township. She also said the previous site plan the storage units were in compliance with the site plan. The new owner is also working to combine the lots for 1 business with 1 drive. She also clarified that the use had general conditions and was harmonious with the current adoption of Zoning Code. All structures are 100 foot from the property lines (except the parking).

Daugherty cited Section 606 in the Light Industrial District and is a use variance.

Jason Brenner of 8691 Wadsworth Road, Wadsworth Ohio testified that the major difference on this site plan are the buildings are cut in half (20' deep) and doors are not towards the residents.

Thorne explained the sizes of the buildings are 40'x145', 40'x150' and 40'x165' and the buffer is at the property line.

Riley said the lights are on overhead poles that are 18' high.

Daugherty reminded the Board that the site plan review worksheet discusses the permit for the sign #2436 and there is no waste storage or easement on the property and the circulation and parking surfacing material is gravel.

Riley stated that the planting and landscape design are Starbursts (6-8') and White Pines (marked in the legend).

ZI Sims said that the exterior architectural drawings are attached to each of the zoning certificates. There are also drawings of accessory buildings for signs and site plan makes

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reference to screening for trash. The lighting plan is also attached that includes 40 Watt LED lights on 18' poles. The lights are 12' on the poles and shine down on the ground. There are no speakers on the premises. The site plan is a revised plan from February, 2006.

ZI Sims stated that façade front is not attached to the permit.

Daugherty mentioned that the buildings are identical and that a copy is not on file.

ZI Sims suggested to the Board that the blue prints for the exteriors be placed on as a condition to the approval.

Riley agrees and will provide a copy to the township for the files.

Exhibit "C" is the Site Plan Review Worksheet.

***McGlashan makes a motion to revise the Site Plan compliant with the Zoning Code on the premises of 5730 Greenwich Road and to accept Exhibit "B"; seconded by Stacy. Roll call: McGlashan- aye, Stacy- aye, Simmerer- aye, Moore- aye, Daugherty- aye. The Revised Site Plan has been granted by the BZA.***

***Stacy makes a motion to adjourn at 8:00 PM; seconded by McGlashan. All said aye.***

***Respectfully submitted by: Cheryl Porter, Zoning Secretary***

***Date approved: February 29, 2016***

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***BZA Chairman, Kevin Daugherty***

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***BZA Vice-chair, Wayne Moore***

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***Keith Simmerer, BZA Board Member***

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***Jim Stacy, BZA Board Member***

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***Greg McGlashan, BZA Board Member***

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