

BZA HEARING for Brett Linden

MARCH 16TH, 2022

Meeting started 7:04pm

Members present – Brad Niece, Amy Younglas, Colin Gordon, Dave Lenzer, Eric Gndt, Clark Lubaski, and Rachel Duling from the Park Board took the meeting notes.

Conditional use home occupation for Brett Linden.

Clark Lubaski presenting for Bret Linden zoning inspector asking to use 1,000 sq. ft. within existing accessory building to store lawn equipment, snow removal equipment, tool and supplies used in his property management business.

22555 Foster Road Wellington, Ohio 44090

Seeking conditional use/home occupation as per article 7.2C applicant indications read.

BZA chairman asked board if there is and conflict of interest among the board for Bret Linden and none was stated.

Brett Linden was sworn in.

Brett Linden presented he moved here in 2006 with family and maintains his own properties. HE has been using his Avon, Ohio location to store equipment, he is now selling that location and wants to store equipment in existing building on his own property. Total usage under 2,000 Sq. Ft max. No customer interaction, no signs, no outside storage, no fences or walls, no changes at all presented neighbors' letter of support that would be most affected. Brandon Trill 22531 Foster Road Wellington, Ohio 44090 phone number 330-241-9085.

Tom Kocaja Brett Lindens neighbor for 16 years no objections to what Brett is asking for at 22516 Foster Road Wellington, Ohio 44090.

Dave asking about the two parcels, Brett indicated only one where buildings are. Are there any additional plans for the second parcel but Brett has no request with building on that parcel it has no frontage that is why parcels are tied together in proposal.

It was brought to attention that there are inspections subject to zoning inspector how does that work in this case. It was discussed that in this case would Clark be appointed as the inspector.

Colin asked so you have any business partners?

Brett no he is the only business owner. The business is in a trust with his wife.

Colin asked Brett do you see any expansion?

Brett answered no.

Brett said very minor deliveries, nothing on a regular basis.

No more questions were asked

Colin moved to go into deliberation

Dave second

Roll Call

Amy yes, Brad Yes, Eric yes, Colin yes, Dave yes.

Eric moved to approve application with the addition of trustees appointing an inspector due to conflict of interest

Dave second the motion

Roll Call

Amy yes, Brad yes, Eric yes, Colin yes, Dave yes

Eric moved to adjourn the hearing at 7:34pm

Colin second

Roll call

Amy yes, Brad yes, Eric yes, Colin yes, Dave yes

Hearing ended at 7:34pm



Chairman (Brad Niece)

7-21-2002

Date