

**Minutes of the Zoning Board of Appeals**  
**November 17, 2016 - 6:00 P.M.**

MEMBERS PRESENT:      Regis Barrett, Chairman  
                                 Earl Bloam  
                                 Dean Bredenbeck  
                                 Wally Parker  
                                 Craig Farkas

ABSENT:                      None

ALSO PRESENT:            David Kulcsar, Building Commissioner  
                                 Dawn Neal, Building Secretary

Regis Barrett, Chairman called the meeting to order.

**Motion** by Parker, second by Farkas to approve the minutes of October 20, 2016. **Vote**

**Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck No: None. **(Approved)**

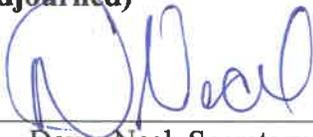
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A request from Ellwood Ohio Machine for proposed barbed wire on top of a 6' chain-link fence at 9000 Brookpark Road P.P. # 433-18-014. Kevin Elliott was present and discussed his plans with the barbed wire. They have had some issues with people breaking into the facility. They are having issue with people just walking into the building. They have government contracts and they need to have a secured facility to keep their contracts. Mr. Parker asked if the gate in the driveway works. Mr. Elliot stated that it will once they complete some underground electrical that is needed in place then the gate will be functioning. The gate will have a key pad and sensors that only employees, fire and police will have access. They are hoping to have the gate completed by November 29<sup>th</sup>. Mr. Bredenbeck asked if they are going to address the north east corner of the fence, there is a large gap at the bottom and people can crawl under. Mr. Elliot stated they plan on doing some landscaping there and add a bottom rail to address that issue. Mr. Bredenbeck asked about the condition of the neighbor's fence, it has no top rail nor barbed wire in a large portion, how is that keeping his property secure. Mr. Elliot stated the neighbor is going to fix it and they have offered to help pay for it. Mr. Bredenbeck feels that using a 19<sup>th</sup> century solution to protect the property is not needed. He thinks they should utilize cameras with a flashing light to deter people instead of the barbed wire. He stated that Ellwood does not have any cameras on the east side of the building and maybe that should be addressed. Commissioner Kulcsar stated that the Building Department does not have a problem with barbed wire going in at this facility. After further discussion, a Motion by Barrett, second by Bloam to **Approve** the request from Ellwood Ohio Machine for proposed barbed wire on top of a 6' chain-link fence at 9000 Brookpark Road P.P. # 433-18-014. **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Parker No: Bredenbeck. **(APPROVED)**

The next request was from Osburn Engineering on behalf of Ryder Truck Rental, Inc. for a 7% minimum lawn/landscape area variance at 11300 Brookpark Road P.P. # #433-16-005, 433-16-013 and 433-16-014. Bill Trowbridge was present from Ryder and Bill Kovach was present from Osburn Engineering and they discussed their plans for the property and why they need the variance for the green space. Mr. Bredenbeck asked how long Ryder has owned the property. Mr. Trowbridge stated this property was purchased in August 2016. Mr. Bredenbeck asked if all the old junk cars will be removed. Mr. Trowbridge stated they are almost all gone, the couple that are still there will be gone by end of the week. Chairman Barrett asked if they are going to hire more people. Mr. Trowbridge said they will be adding a couple more positions. Commissioner Kulcsar stated Planning Commission has approved the lot consolidation for the three parcels, the conditional use and the site civil drawings plans have been approved. After further discussion, a Motion by Barrett, second by Bloam to **Approve** the request from Osburn Engineering on behalf of Ryder Truck Rental, Inc. for a 7% minimum lawn/landscape area variance at 11300 Brookpark Road P.P. # #433-16-005, 433-16-013 and 433-16-014. **Vote Resulted: To Approve:** Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None **(APPROVED)**

There was discussion about the renewal of the terms that are expiring on December 31<sup>st</sup>. All members are still interested in returning to the commission. There was also discussion about setting up a meeting to update and revising some ordinances.

There being no further business, **Motion** by Bloam, second by Bredenbeck to adjourn. **Vote Resulted: To Adjourn:** Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(Meeting Adjourned)**



Dawn Neal, Secretary



Regis Chairman Barrett, Chairman