

*Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.*

## **STREETSBORO BOARD OF BUILDING AND ZONING APPEALS**

### **Organizational Meeting And Regular Hearing February 15, 2022 7 PM**

**Call to Order** – Mayor Broska called the meeting to order at 7:00 pm.

**Roll Call:** Anthony Madden, Aaron Hatzko, Todd Cooper, Doug Liebler, Marvin Woods and Matt Bross were present.

Also present: Mayor Glenn Broska, John H. Cieszkowski, Jr. AICP, Planning and Zoning Director; Paul Janis, Assistant Law Director and Bridget Pavlick, Clerk.

Mayor Broska called for nominations for Chairman of the Board.

Mr. Liebler nominated Mr. Bross for Chairman.

There were no other nominations for Chairman.

Upon voice vote Mr. Bross is elected Chairman of the Board of Zoning and Building Appeals.

Mr. Bross thanked everyone for the vote of confidence and asked for nominations for Vice Chairman of the Board.

Mr. Bross nominated Mr. Madden for Vice Chairman. There being no other nominations, Mr. Bross called for the vote. Upon voice vote Mr. Madden is elected Vice Chairman of the Board of Zoning and Building Appeals.

Mr. Broska asked if there were any amendments to the Board of Zoning and Building Appeals Rules and Regulations for 2022. There being no amendments, Mr. Broska called for a motion to adopt 2022 Board of Zoning and Building Appeals Rules and Regulations.

Mr. Madden made a motion to adopt the Board of Zoning and Building Appeals Rules and Regulations for 2022. Seconded by Mr. Woods. By voice vote motion carries.

**Announcements:** The next Regular Board of Zoning and Building Appeals meeting will be held immediately following the Organizational Meeting at the Streetsboro Municipal Building (555 Frost Road).

### **Adjournment**

There being no further organizational business before this Board, a motion to adjourn was made by Mr. woods and seconded by Mr. Cooper. By voice vote motion carries.

Attest:

\_\_\_\_\_  
Bridget Pavlick, Clerk

\_\_\_\_\_  
Matt Bross, Chairperson



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## **STREETSBORO BOARD OF BUILDING AND ZONING APPEALS**

**HEARING  
February 15, 2022  
7 PM**

**Call to Order** – Chairperson Bross called the hearing to order immediately following the organizational meeting. (7:04PM)

### **Pledge of Allegiance and Invocation**

**Roll Call:** Anthony Madden, Doug Liebler, Aaron Hatz, Todd Cooper, Marvin Woods and Matt Bross were present.

Also present: Mayor Glenn Broska, John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Paul A. Janis, Assistant Law Director and Bridget Pavlick, Clerk.

**Disposition of Minutes:** February 16, 2021 Regular and Organizational  
March 16, 2021  
May 25, 2021  
December 21, 2021

Motion was made by Mr. Liebler to approve the February 16, 2021, March 16, 2021 and May 25, 2021 meeting minutes as presented. Seconded by Mr. Woods. Upon voice vote motion carried.

**Old Business-** none

**Sign Review- Chapter 1159 -** none

**New Business –**

### **373 Clark Road-Hosack**

Requesting a variance from Section 1151.21(e) to permit an agricultural barn (detached accessory structure) to be located in the front/side yard. Code permits detached accessory structures in the rear yard only. Variance is to allow the agricultural barn (detached accessory structure) to be placed in the front/side yard.

Applicant: Bryan Hosack, 373 Clark Road, Streetsboro.

Mr. Hosack was sworn in and made his presentation to the Board. The applicant desires to build a small barn to house horses. His daughter has an 18-year-old horse and they would like to offer boarding to a friend who has an elderly horse. No riding arena would be constructed. There are wetlands behind the home and Tinkers Creek runs through as well. The front of the home has a very large pasture and is more suited for the structure.

The barn would sit well within the setbacks. The only variance he is asking for is the location of the barn. He presented letters of support from several of his neighbors.

Mr. Cieszkowski offered his comments by stating that there are unique attributes of the property that dictate the proposed location of the barn. The topography of the site and the flat land adjacent to the pasture land makes this a reasonable place to locate the barn.

Discuss by Board members centered on the boarding of horses. The applicant indicated that his daughter has an elderly horse and a friend with an elderly horse so that would be all they would have. This would not be a situation where there would be a lot of riding as these are elderly horses. They would mainly be in pasture or in the barn. There would not be traffic with people coming to ride as there will be no riding arena. The Board asked if there would be utilities added to the barn. The applicant stated that maybe at some point they would add utilities, but at this time no. The applicant also stated that they knew they would have to get Building Department approval and apply for permits.

**Motion: Mr. Madden: I hereby move on this 15th day of February 2022 the Streetsboro Board of Zoning and Building Appeals grant a variance for 373 Clark Road – Hosack from Section 1151.21(e) to permit an agricultural barn (detached accessory structure) to be located in the front/side yard. Code permits detached accessory structures in the rear yard only per drawings received 2-9-22. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. Cooper. Yes-6, No-0.**

**Mr. Madden: I vote yes. This is really a no-brainer. You are doing everything you need to do. The area has similar structures to what you are doing. I don't know a lot about horses but I certainly know if they are pack animals, they need that friend or need that stimulation and this location is the only place you can possibly put it. You've worked well with our city hall to make sure that everything is up to snuff and I wish you luck when it's finished.**

**Mr. Cooper: I vote yes. The request appears reasonable given the unique constraints of the property and doesn't appear to have any negative impact on the area.**

**Mr. Liebler: I vote yes as well for all the aforementioned reasons.**

**Mr. Hanzo: I vote yes as well for all of the same reasons.**

**Mr. Woods: I vote yes. I think that the best place for it is where you chose. It adds to the community so I vote yes.**

**Mr. Brass: Not much to add, but I think it's aesthetically harmonious with the surroundings. It's a red barn pole building. You can't really go wrong with that. I vote yes as well.**

**Roll Call: Yes-6, No-0.**

**Zoning Text Amendment – None**

**Reports, Communications and Correspondence-None**

**Citizens' Comments-None**

**Commission Member Comments-None**

**Announcements:** The next Regular Planning and Zoning Commission meeting will be held Tuesday, March 15, 2022 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

**Adjournment**

There being no further business before this Commission a motion to adjourn was made by Mr. Madden and seconded by Mr. Hatzog and upon voice vote the meeting was adjourned at 7:28pm.

Attest:

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Bridget Pavlick, Clerk

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Matt Bross, Chairperson

Exhibit A

2-15-22

**Bridget Pavlick**

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**From:** Bill Birkner <bbirkner2323@gmail.com>  
**Sent:** Tuesday, February 15, 2022 10:37 AM  
**To:** Bridget Pavlick  
**Subject:** B Hosack, 373 Clark Rd.

Hi Bridget

This letter is in response to the letter I received from the board of zoning and building appeals about my neighbor Mr. Hosack building a barn. I own one of the properties adjacent to Mr Hosack's property. I have NO objection as to where Mr Hosack is building his barn.

Thank You.

Bill Birkner, 469 Clark Rd.