



***Brimfield Township  
Board of Zoning Appeals***

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**PUBLIC HEARING**

**Wednesday, February 11, 2026**

**Brimfield Town Hall  
1333 Tallmadge Road  
Kent, OH 44240  
7:00 pm**

**AGENDA**

- **Call to Order**
- **Roll Call**  
Bruce Knippenberg \_\_\_ Vince Murdocco \_\_\_ Ed Shutty \_\_\_ Sean Phillips \_\_\_ Clayton Popik \_\_\_  
Alternates: Patrick Blair \_\_\_ Tony Ramos \_\_\_  
Michael Hlad: Economic Development Director/Zoning Inspector \_\_\_  
Kayla Nealon: Economic Development & Zoning Secretary \_\_\_
- **Organizational Meeting**
- **Acceptance of the Revised 2026 Board of Zoning Appeals Meeting Schedule**
- **Swearing in of Board Members**
- **Accept Agenda**
- **Swearing in of Applicants and Commenters**

**Variance Application:**

Applicant: Patricia Rakoci, Redwood Living, Inc.

Owner: Polly Brothers Co., LLC

Address: 7007 East Pleasant Valley Road, Independence, OH, 44131

Parcel: 04-032-00-00-080-002

Zoned: H-C

Variance Request: Applicant is requesting a variance to the distance from the right-of-way. The requirement is 20' from the right-of-way and the applicant is requesting the signage to be 10' from the right-of-way.

**Resolution Section 700.14 (B) (1.) (a) An off-premise sign shall not be permitted within 20 feet of the right-of-way line of any street or highway.**

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Zoned: H-C

Variance Request: Applicant is requesting a variance to the distance from the right-of-way of the public intersection. The requirement is 500' from the right-of-way of the public intersection and the applicant is requesting the signage to be 282' from the right-of-way from the public intersection. A variance of 218' is requested. **Resolution Section 700.14 (B) (1.) (b) An off-premise sign shall be setback a minimum of five hundred (500) feet from the right-of-way of the intersection of any public roads, as measured from the edge of the nearest road right-of-way to the nearest portion of the off-premise sign**

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Variance Request: Applicant is requesting a variance to the distance from the Sheetz on-premise ground sign. The requirement is 1,000' from the existing sign, and the applicant is proposing for it to be located 247' from the Sheetz sign. A variance of 753' is requested. **Resolution Section 700.14 (B) (1.) (c) Required Spacing between Signs: An off-premise sign shall not be erected any nearer than one-thousand (1,000) feet from any other off-premise sign or an on-premise ground sign, as measure from the base of each sign.**

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Parcel: 04-032-00-00-080-002

Zoned: H-C

Variance Request: Applicant is requesting a variance to the distance from a Residential Zoning District. The requirement is 500' from any residential district and the applicant is requesting the signage to be 50' from the adjacent R-4 District to the east. A variance of 450' is requested. **Resolution Section 700.14 (B) (1.) (d) Distance from Residential Property Lines: An off-premise sign shall be located at least five-hundred (500) feet from any parcel boundary located within a Residential Zoning District, including Residential Zoning Districts located in adjacent jurisdictions, as measured from the nearest lot line to the nearest portion of the off-premise sign.**

- **Old Business**
- **New Business**
- **Approve Minutes:**
  - **December 17, 2025**
- **Good of the Order**
- **Set Next Meeting (March 11, 2026)**
- **Adjourn**