

RECORD OF PROCEEDINGS

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held _____ 20_____

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES of February 11, 2026

Present: Chairman Bruce Knippenberg, Vince Murdocco, Clayton Popik, Sean Phillips, Ed Shitty

Alternate: Pat Blair, Tony Ramos

Absent:

Staff: Mike Hlad, Economic Development Director and Zoning Inspector and Kayla Nealon, Zoning Secretary

CALL TO ORDER:

The Brimfield Township Board of Zoning Appeals meeting was called to order at 7:00 PM on Wednesday, February 11, 2026.

Roll Call:

Knippenberg = Here	Murdocco = Here	Phillips = Here
Popik = Here	Shitty = Here	Blair = Here
		Ramos = Here

ORGANIZATIONAL MEETING:

MOTION#2026-01

Vince Murdocco made a motion to keep all officer positions as they were in 2025. **Ed Shitty** seconded his motion, and all members were in favor. This motion retains Bruce Knippenberg the Chairman and Vince Murdocco the Vice Chairman.

ACCEPTANCE OF THE REVISED 2026 MEETING SCHEDULE:

MOTION#2026-02

Ed Shitty made a motion to accept the revised schedule. **Sean Phillips** seconded his motion, and all members were in favor.

At this point in the meeting, Trustee Sue Fields swore in the Board of Zoning Appeals members for the year.

ACCEPTANCE OF THE MEETING AGENDA:

MOTION#2026-03

A motion to accept the agenda was made by **Vince Murdocco**. **Ed Shitty** seconded his motion, and all members were in favor.

Patricia Rakoci was sworn in.

APPLICATIONS:

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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Patricia Rakoci was present to discuss the four variances being requested. She said that originally, Copper Creek had a monument sign in the median island on Sanctuary Drive, but it was recently removed. The sign being proposed would be located behind the restaurant on the southwest corner of Sanctuary Drive and State Route 43, would be 4' high by 8' wide, and posted on black 4"x4" posts. She explained that they do not own the property but are working with the owner on an easement for their sign. It was noted that the property owner had signed their application, and Ms. Rakoci said he was aware they were presenting their case this evening.

Mike Hlad said that the off-premise signage portion of the Zoning Resolution was heavily written with the signage along I-76 in mind. Patricia Rakoci noted the size she is proposing isn't even close to what is allowed in that section of our code.

Pat Blair asked if they were forced to remove the original sign that was in the median of Sanctuary Drive. Patricia Rakoci said yes, and that Sheetz would not allow them to put a sign on their property. She said when the sign was originally installed, the Township told Copper Creek that there may be road improvements forthcoming, and the sign could be removed. Patricia Rakoci said while Copper Creek may have been aware of the sign's potential removal, Redwood was not. She said that over time, they have found the lack of signage to be a marketing issue since the property is quite a distance down Sanctuary Drive.

MOTION#2026-04

Vince Murdocco made a motion to grant the 10' variance as requested. **Bruce Knippenberg** seconded his motion, and all members were in favor.

Bruce Knippenberg asked Mike Hlad if there were any plans to widen Sanctuary Drive. Mike Hlad said no, that it was done recently so there are no plans for anything additional.

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 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

Bruce Knippenberg said if the sign met the 500' requirement, the sign would be well into the woods. Patricia Rakoci said she would like to have it as close to the entrance of Sanctuary Drive as possible.

MOTION#2026-05

Ed Shetty made a motion to grant the variance as requested. **Sean Phillips** seconded his motion, and all members were in favor.

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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 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.

MOTION#2026-06

Ed Shuttly made a motion to grant the 753' variance as requested. **Clayton Popik** seconded his motion, and all members were in favor.

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 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.

MOTION#2026-07

Vince Murdocco made a motion to grant the variance as requested. **Ed Shuttly** seconded his motion, and all members were in favor.

OLD BUSINESS:

Mike Hlad updated the Board on the hotel project. The applicant claimed he was able to find land banked parking spaces, and he was told he would need to provide drawings that show the spaces to obtain a permit. Mike Hlad said the applicant was upset with that need for updated drawings and he has not heard from the applicant since.

NEW BUSINESS:

Mike Hlad reported that 7 Brew will be coming next to Aldi. He also received a proposal for Human Bean to be located at the former Van's Tire property.

APPROVAL OF MINUTES:**MOTION#2026-08**

A motion to approve the December 17, 2025 meeting minutes was made by **Vince Murdocco**. **Sean Phillips** seconded his motion. All members were in favor.

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GOOD OF THE ORDER:

Mike Hlad updated the Board on several matters and projects including:

- The Klaben property is a mess. They have not obtained permits from Soil and Water for the work they've been doing, so Mike Hlad felt the County would be stopping them.
- The Village of Saint Edwards project is moving quickly.
- The Wing Warehouse project was being held up by the Building Department, but they should be progressing again shortly.

The next meeting is scheduled for Wednesday, March 11th, 2026.

MOTION#2026-09

Ed Shetty made a motion to adjourn the meeting at 7:35 pm. His motion was seconded by Clayton Popik, and all members were in favor.

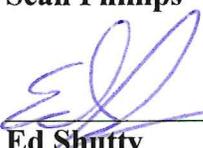


 Chairman Bruce Knippenberg



 Vince Murdocco

Sean Phillips

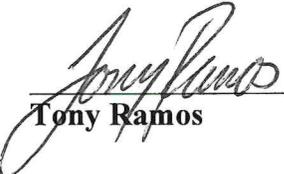


 Ed Shetty

Clayton Popik



 Pat Blair



 Tony Ramos