

Canfield Township Board of Zoning Appeals

September 25, 2023

6:30 p.m.

Canfield Township Hall

Meeting called by Chairperson Knarr
Recite *Pledge of Allegiance*

Type of meeting BZA Public Hearing

Case Number #23-09-BA

Court Reporter Dena Crissman

Agency

In attendance: Mr. Knarr, Mr. Brooks,
Mr. Yosay, Mr. Schenker, Mrs. Levine

Absent: Mr. Porinchak

Others Present: Traci DeCapua

This meeting is a Public Hearing and was advertised in the *Vindicator*, an edition of the *Tribune Chronicle*, on September 12, 2023 and is being recorded by a court reporter.

At this time the room was sworn in by the court reporter.

PUBLIC HEARING

Summary of Application & Public Notice: Mrs. DeCapua, Zoning Inspector

CASE #23-09-BA, 7:02 p.m.

The zoning Inspector summarized the variance application and case:

The applicant, Mr. Adrian Amedia of 4950 S. Raccoon Rd., requested a Conditional Use Permit in order to operate an event venue out of a historic barn that has been moved and renovated on his property. This permit would allow scheduled events to be held in this venue and the surrounding area for a fee.

Packets with all information pertaining to this case were mailed to board members on September 12th and letters to all neighboring properties were mailed on September 8th.

The hearing was turned over to Chairman Knarr.

DISCUSSION

Mr. Amedia explained that he had bought his property about ten years ago and has since restored three outbuildings and moved the original house farther back on the adjacent parcel and restored it as well. He further explained that he has moved a barn built in 1830, piece by piece from Hiram College, to his property. He said that he has restored it to include a kitchen,

bathrooms, geothermal heating, and a sprinkler system. The barn has five garage doors and two main doors and space to park approximately 300 cars. His hope, he explained, is to hold special events, such as, graduation parties, weddings, family reunions. He feels that this venue is in keeping with the newly adopted Canfield Comprehensive Land Use Plan which promotes economic development while keeping a rural, community feel.

Mr. Knarr asked if there was anyone wishing to speak on behalf of the applicant. Comments are as follows:

Christie Amedia, 5000 S. Raccoon Rd., voiced many of the same comments as her husband. She also added that the venue could hold approximately 250 people and that the barn is inspected annually by the Canfield Joint Fire District. She also said that they have received many calls of inquiry just by word of mouth.

Larry Lynn, 5020 S. Raccoon Rd., explained that he lives next the Amedias. He stated that he has no issues with the request and feels it would only benefit the community.

Mr. Knarr asked if anyone would like to speak who is opposition to the request. There was no one.

Mr. Knarr opened up the floor for BZA discussion.

Mr. Schenker said he had no comments.

Mr. Yosay asked Mr. Amedia if he thought parking in the grass would be an issue, especially if it was wet. Mr. Amedia answered by saying that he has installed 12" pipe with multiple catch basins from his house, down his driveway to the road and that he also added two more catch basins by the road to catch any over flow. He stated that he has no issues with water. Mr. Yosay asked who would be managing the venue. Mr. Amedia said that he and his wife are managing it but that at some point they will hire an onsite manager.

Mr. Brooks stated that he does not feel that this type of business belongs on agricultural property. He also stated that he feels parking will be an issue. Mrs. Amedia responded by saying that the family events that they have held there have had no issues with parking and that they have actually shuttled people from the church parking lot on S. Raccoon Rd. (with permission).

Mrs. Levine asked about proper egress/ingress and lighting. Mr. Amedia responded by saying that there are two points of entry and flood lights and at any event there will be at least one sheriff with lights on. She also asked if there was a cap on the number of events held per year. Mr. Amedia answered "not at this time".

Mr. Brooks asked about bathrooms. Mr. Amedia answered that there are two bathrooms and one is ADA compliant. Mr. Brooks asked about additional bathrooms. Mr. Amedia said he had priced out high end port-o-potties.

Mr. Yosay asked if Mr. Amedia had talked to other venue owners in the area explaining that there can be many problems with these types of venues. Mr. Amedia said he had talked to others and that he gets smarter with each event and makes the changes needed.

Mr. Brooks asked about insurance. Mr. Amedia answered that he has a \$5 million dollar liability insurance policy.

Mr. Knarr asked for a motion.

Mrs. Levine motioned to accept the request as presented. Mr. Schenker seconded.

- N Mr. Brooks
- Mr. Porinchak - absent
- A Mr. Schenker
- N Mr. Yosay
- A Mrs. Levine, Alt.
- A Mr. Knarr

The Board of Zoning Appeals voted 3-2 to approve the request as presented.

Mr. Brooks motioned to adjourn. Mrs. Levine seconded.

Meeting adjourned at 7:28 p.m.

X

Dave Knarr
Chairperson

X

Loran Brooks
Vice Chairman

X

George Porinchak

X

Bob Yosay

X

Don Schenker

X

Beth Levine
Alternate