

**Hiram Township Board of Zoning Appeals
Huffman Application for Variance, Resumed
April 12, 2017**

Board Members: Chairman, Janet Pancost, Bette Gualtieri, Gary Bott and Wendell Schulda.

Public Present: Dean Huffman, Christy Huffman, and Tierney Bryant.

The meeting was called to order at 6:30 p.m.

Janet Pancost reviewed where the Board left off from the previous meeting. The Huffman's have met with Charles at the Portage Building Dept. Charles did not see any issues unless there was something of issue in the Engineering Report from Sixmo that was submitted to the Board.

Janet Pancost noted that the feedback provided by Charles Corcoran and the Sixmo Engineering Report have not identified any large issues that would prevent the building from complying with Portage County building regulations outside of a few fixes. Dean Huffman does have to apply for all necessary permits and perform all applicable inspections on the construction.

Wendell Schulda inquired if there would be a Health Inspection required on the septic system. Janet Pancost noted that it could be possible, but not specifically addressed in the Township zoning. It is regulated by Portage County Building Department. Dean Huffman noted that septic system inspection is a condition of the permit.

Gary Bott asked Dean Huffman a question about the wall shared with the workshop space and the existing kitchen. What does the wall consist of as it should be a fire-bearing wall. Dean Huffman responded with the specifics of the construction of the wall, noting it was a 2 hour rated wall. He then related his work experience with fire ratings and construction as it pertains to fire safety in the building and the new construction requested in the variance. He also noted possible additions of a specific fire-retardant foam, 5 additional smoke detectors in the new addition, and possibly a siren outside.

Bette noted that the safety concerns appear to be addressed, but still had issue with the multi home aspect of the property if the variance were approved. Janet concurred that is also a sticking point with her. She then reviewed her thoughts per the comprehensive plan, and The Huffman's plans for the renovation, as well as what will happen to the building after family members no longer need the living space.

Dean Huffman related his impression of the concerns of Charles Corcoran from the Building Department, which was primarily that the existing structure is adequate and does it meet the energy needs outlined by the Building Department. Wendell Schulda inquired about insulation of the existing concrete pad needing to be done. Dean Huffman noted that the concern is energy compliance guidelines. Insulating the perimeter of the concrete pad is part of this. He feels that he will have no issue meeting the guidelines.

Janet Pancost then asked what Dean Huffman's construction experience is related to the work needing to be done to the building as he would be performing the work. Dean Huffman related his professional experience as a commercial contractor, and his approach to the project.

Janet Pancost then asked the rest of the board for any additional questions or comments. Wendell Schulda responded with a request that when the dwelling was vacated that the building revert back to its original use and intent. Janet Pancost then asked if a condition would need to be added to the variance to support his request, and she suggested some verbiage for the condition.

Bette Gualtieri asked about delivery of safety services on the private drive that serves the property. [My Huffman] then explained the basic layout of the properties in the area, what is viewable from the road, and even the ability of large trucks, such as trash, to be able to turnaround.

Gary Bott inquired if there are any ponds on the property, and suggested the idea of a dry hydrant being installed into the ponds incase of fire on the property. He then went on to explain what a dry hydrant is and roughly what goes into installing one.

Bette made a motion to approve the Variance Request for Converting an Agricultural Building into a Temporary Residence with conditions:

- 1) Applicants must obtain an Occupancy Permit from Portage County
- 2) Occupancy is restricted to Adam Huffman and Family
- 3) If/when vacated by Adam Huffman and Family, the building will revert to agricultural use

Janet Pancost then reviews the motion. Wendell Schulda seconds it. All in favor: Janet Pancost(Yes), Wendell Schulda(Yes), Gary Bott(Yes), Bette Gualtieri(Yes)

Janet Pancost then reviewed what has to be done now that the decision has been made. A meeting to journalize the meeting minutes was scheduled for Wednesday, May 3rd at 7:00pm. Janet also explains that Dean Huffman can get the Township Permit now but warned him if a suit is filed against the decision within 30 days of May 3rd, that he could be out any money spent on the construction.

Wendell Schulda made a motion to adjourn the meeting. Bette seconded the motion. All in favor: Janet Pancost(Aye), Wendell Schulda(Aye), Gary Bott(Aye), Bette Gualtieri(Aye)