



September 11, 2024

ZONING BOARD OF APPEALS MEETING

Present: Nathan Witkowski – Acting Chairman
Bethany Willis
Mark Fogal
Jacob Halleck
Connor Borchert
Trustee Darin S. Schultz
Michael Borth, Code Enforcement Officer

Absent: Timothy Morgan - Chairman

Meeting began at: 7:08 pm

Acting Chairman Witkowski opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Willis and seconded by Fogal to approve the minutes of the Zoning Board of Appeals meeting held July 31, 2024. Carried Unanimously.

The Zoning Board of Appeals met on this date at 7:08 P.M. to hear the application of:

Michael and Deborah Ross from Ross Funeral Home of Akron, LLC for a Renewal of a Special Use Permit required under Chapter 165 of the Code of the Village of Akron to allow operation of a Funeral Home at 10 Eckerson Avenue.

Chairman Witkowski called Michael and Deborah Ross to the table.

The Clerk read the proof of publication and requested the proof of required signatures and notifications of the neighbors within 200 feet of 10 Eckerson Avenue. Signatures were submitted as well as the \$150.00 fee.

Chairman Witkowski asked Code Enforcement Officer Borth to update the Board on this Special Use Permit. Mr. Borth reported that the Village Code states a business located in the General Industrial Zone shall obtain a Special Use Permit. Mr. Borth stated that Mr. Ross's Special Use Permit will expire on September 30, 2024 and would recommend extending the permit due to no complaints or violations during these past several years. Mr. and Mrs. Ross did request a longer extension for this round. After a short discussion regarding the length of new the permit the Board agreed to a 10-year extension providing no valid concerns or violations are brought forth.

RESOLUTION duly moved by Willis and seconded by Halleck to approve the 10-year extension of the Special Use Permit to Michael and Deborah Ross/Ross Funeral at 10 Eckerson Avenue to operate a Funeral Home with an expiration date of September 30, 2034, providing no valid concerns or violations are brought forth.

Adopted:	Nathan Witkowski	- Aye
	Bethany Willis	- Aye
	Mark Fogal	- Aye
	Jacob Halleck	- Aye
	Connor Borchert	- Aye

David Glian for a Renewal of a Special Use Permit required under Chapter 165 of the Code of the Village of Akron to allow operation of a Vehicle Repair/Collision Shop, Vehicle Storage and inside Estate Sales at the property located at 27 Jackson Street.

Chairman Witkowski called Mr. Glian to the table

The Clerk read the proof of publication and requested the proof of required signatures and notifications of the neighbors within 200 feet of 27 Jackson Street. Signatures were submitted as well as the \$150.00 fee.

Chairman Witkowski asked Code Enforcement Officer Borth to update the Board on this Special Use Permit. Mr. Borth reported that the Village Code States a business located in the Limited Industrial Zone (I-1) shall obtain a Special Use Permit. Mr. Borth stated that Mr. Glian's Special Use Permit will expire as of September 30, 2024 and would recommend extending his permit due to no complaints or violations in the last five years, however, it would include original conditions of: outside area maintained in a

clean and orderly manner, yearly inspection of oil separator and building permits submitted for each new tenant. Mr. Glian requested to add on-premises vehicle sales, noting that no "For Sales" signs will be placed on the cars or the property, to his permit. After a short discussion the Board agreed to add the Vehicle Sales to the permit with the above provision and grant the new permit for a 10-year term.

RESOLUTION duly moved by Willis and seconded by Fogal to approve the 10-year extension of the Special Use Permit to David Glian of 27 Jackson Street to operate a vehicle repair/collision shop, vehicle storage, inside Estate Sales, and vehicle sales with the expiration date of September 30, 2034 with the following conditions: outside area maintained in a clean and orderly manner, yearly inspection of oil separator and building permits submitted for each new tenant, that no "For Sales" signs are placed on any vehicles or the property, and that no valid concerns or violations are brought forth.

Adopted:	Nathan Witkowski	- Aye
	Bethany Willis	- Aye
	Mark Fogal	- Aye
	Jacob Halleck	- Aye
	Connor Borchert	- Aye

A brief conversation was held regarding the Erie County grant to update our Zoning Code. The Clerk explained the scope of the grant and mentioned that meetings with Planning, Zoning, and Village Board members will be scheduled in the near future to create a list of changes needed for Chapter 165 – Zoning Code of the Village of Akron. An RFP has been drafted and will be sent to the Akron Bugle for publication once approved.

On the motion of Willis and seconded by Halleck at 7:35 pm. this meeting was ADJOURNED.