

**MONTVILLE TOWNSHIP
BOARD OF ZONING APPEALS MEETING
MARCH 2, 2026**

PRESENT

Allen Biehl
Cheryl Heinly
Pat Ryan
J.C. Stouffer

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary

HANDOUTS: Email/Valore Builders/Variance #01-26-003

AGENDA: Motion to Elect Chairperson Pro Tempore
1. Public Hearing: Variance #01-26-003 – Table to 3-16-26/Hillsong
Subdivision/Section 550.1 B., Well Setbacks

MOTION TO ELECT CHAIRPERSON PRO TEMPORE

In the absence of the chairperson and vice chairperson, a Board member was selected to serve as chairperson pro tempore.

MOTION: Board Member Pat Ryan nominated Board Member Allen Biehl to serve as chairperson pro tempore.

SECOND: Board Member Heinly

ROLL CALL: Board Member J.C. Stouffer – Aye; Board Member Cheryl Heinly – Aye; Board Member Pat Ryan – Aye; Board Member Allen Biehl – Aye.

Motion Approved: 4 – Ayes; 0 – Nays; 0 – Abstentions.

Board Chairperson Biehl called the Monday, March 2, 2026 meeting of the Montville Township Board of Zoning Appeals to order at 7:00 p.m.

ROLL CALL: Board Member Pat Ryan – Present; Board Member Cheryl Heinly – Present; Board Member J.C. Stouffer – Present; Board Chairperson Allen Biehl – Present.

Board Chairperson Biehl asked if the meeting had been properly advertised in the paper. Planning and Zoning Director Paul Jeffers said the meeting had been properly advertised. Board Chairperson Biehl asked if contiguous property owners had been properly notified. Planning and Zoning Director Jeffers said contiguous property owners had been notified. Board Chairperson Biehl said everyone in attendance should sign in if they had not already done so. Anyone who wished to speak would be sworn in before testifying. The meeting was taped for transcription purposes; therefore, it was important for everyone to state their name

clearly before speaking. As a quasi-judicial body, the Board of Zoning Appeals based its decisions on evidence and not on opinions. The official documentation of the proceedings would be the typed transcripts. He asked for cell phones and other devices to be silenced or turned off during the proceedings.

Board Chairperson Biehl presented the items on the agenda.

None of the Board members planned to abstain from discussing or voting on any of the agenda items.

1. PUBLIC HEARING: VARIANCE – TABLE TO MARCH 16, 2026 AT 7:00 PM

- Application No.:** 01-26-003
- Applicant:** Anthony Valore
Valore Builders
23550 Center Ridge Road, #101
Westlake, OH 44145
- Landowner:** Hillsong LLC
23550 Center Ridge Road, #101
Westlake, OH 44145
- Property:** Hillsong Subdivision, Phase 2
Parcel #030-11B-10-037
- Zoning District:** R-3, Single-Family Urban Residential District
- Request:** Section 550.1 B., Minimum Distances for New Construction
25-foot variance from the minimum 50-foot setback from a plugged well on proposed Sublots 96, 97, 114, 115, 118, 119, 120, 121, 124 and 125

Board Chairperson Biehl introduced the agenda item and noted that the applicant had asked for the agenda item to be tabled.

MOTION: Board Member Ryan moved to the table Variance Application #01-26-003 to March 16, 2026 at 7:00 p.m.

SECOND: Board Member Stouffer

ROLL CALL: Board Member Ryan – Aye; Board Member Stouffer – Aye; Board Member Heinly – Aye; Board Chairperson Biehl – Aye.

Motion Approved: 4 – Ayes; 0 – Nays; 0 – Abstentions

ADJOURNMENT:

MOTION: Board Member Stouffer moved to adjourn the March 2, 2026 Board of Zoning Appeals meeting.

SECOND: Board Member Heinly

A collective oral vote was taken.

Motion Approved: 4 – Ayes; 0 – Nays; 0 – Abstentions.

The March 2, 2026 meeting of the Montville Township Board of Zoning Appeals was adjourned at 7:03 p.m.

Respectfully submitted,

Bonnie Schwehm
Zoning Secretary

Signature _____
Chairperson

Date _____