

**MONTVILLE TOWNSHIP
BOARD OF ZONING APPEALS MEETING
AUGUST 17, 2026**

PRESENT

Allen Biehl, Vice Chairperson
Cheryl Heinly
Bill Montalto
J.C. Stouffer

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
D. Gaishauser
R. Valco

HANDOUTS: None

- AGENDA:**
1. Public Hearing: Variance #07-26-016/7338 Bear Swamp Road – Gaishauser/
Section 410.8 H., Storage Building Size
 2. Approval of Minutes: June 15, 2026
 3. Zoning Updates

Board Vice Chairperson Allen Biehl called the Monday, August 17, 2026 meeting of the Montville Township Board of Zoning Appeals to order at 7:00 p.m. and served as chairperson for the meeting/public hearing.

ROLL CALL: Board Member Bill Montalto – Present; Board Member J.C. Stouffer – Present; Board Member Cheryl Heinly – 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 properly 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 to be silenced 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

Application No.: 07-26-016

Applicant/Owner: Dennis A. Gaishauser
7338 Bear Swamp Road
Wadsworth, OH 44281

Parcel/Zoning District: Parcel #031-11D-32-014
Rural Residential District

Request: Section 410.8 H., Accessory Use Regs. – Shed/Storage Bldgs.
A variance of 200 square feet from the maximum allowed size of 2,500 square feet for a shed/storage building to allow a shed/storage building that is 2,700 square feet.

Board Chairperson Biehl opened the public hearing and read Variance Application #07-26-016, which included a letter from the applicant dated July 13, 2026; an aerial view of the subject property and nearby properties; and a topographic survey showing the layout of the subject property.

Dr. Dennis Gaishauser was sworn in by Board Chairperson Biehl.

Planning and Zoning Director Jeffers was sworn in by Board Chairperson Biehl.

Board Chairperson Biehl explained a full, five-member Board was not present to hear the variance request. A tie vote would result in the variance request being denied. The applicant was given the opportunity to table the agenda item until it could be heard by a full, five-member Board.

Dr. Gaishauser waived his right to table the agenda item and asked for the variance request to be heard that evening.

Dr. Gaishauser said the house was built in 1992 and soon after they realized more space was needed. They ran out of room given the equipment needed for a bee hobby and for taking care of trees. He had been cutting up and storing downed trees because he did not want to see the trees rot.

Dr. Gaishauser referred to the pavilion where a log splitter, pickup truck, and a lot of split wood were stored. The proposed building would be built where the pavilion was currently located.

Dr. Gaishauser referred to an existing agricultural building on his property. The existing building was not block and did not keep out rodents. The proposed building would have a block foundation and would house mostly equipment but also cars.

Before opening the hearing for questions, Board Chairperson Biehl read the comments from Planning and Zoning Director Jeffers dated July 28, 2026 regarding the subject variance request.

Board Member Montalto asked if Dr. Gaishauser had two accessory buildings and/or a pavilion. He referred to a structure on the aerial photograph and wondered what it was.

Dr. Gaishauser said the structure to which Board Member Montalto referred was the pavilion, which was where the proposed building would go.

Board Member Montalto asked if Dr. Gaishauser had a drawing or schematic showing what the proposed structure would look like.

Dr. Gaishauser presented a drawing of the proposed structure, which would be similar to the existing building. The existing building was 30 feet by 60 feet with a small gym, tool room and two car bays for equipment. Given the layout, he could only use 40 feet of the 60 feet of space. The proposed building would be open.

Board Member Montalto asked if the proposed building would look similar to the house.

Dr. Gaishauser said the old building was cedar. The pole barn with a concrete floor was stone and vinyl on the outside. He noted the proposed building would be an insulated, steel building with stone as shown on the drawing.

As Dr. Gaishauser mentioned, Board Member Montalto thought there appeared to be lots of foliage – lots and lots of trees. He asked if the property owner to the east would have a clear view of the proposed building or if the view would be blocked.

Dr. Gaishauser said the pond was to the east. The building would not be visible due to the trees in that area. Dr. Gaishauser had talked with that neighbor who also had an outbuilding. He referred to neighboring 40-acre and 90-acre parcels. He said no one bothered anyone back there unless they were lost or wanted to do harm. There were more animals than anything else.

Dr. Gaishauser said a lot of trees came down to build the house. Piles and piles of logs were cut and split; however, since they were not protected, the wood basically rotted. Six trees next to the pavilion had to come down – two live trees, more dead trees and brush. The disturbance was minimal.

Dr. Gaishauser referred to Planning and Zoning Director Jeffers' memo that mentioned *agriculture*. He did not want to be deceptive and thought the use was forestry – not farming.

Planning and Zoning Director Jeffers said forestry – tree farming – was covered under agriculture.

Board Chairperson Biehl heard that Dr. Gaishauser planned to blend the appearance of the proposed building with the existing building.

When an addition was done to the house, Dr. Gaishauser said they liked the stone product so much that they put it on the existing building. Dr. Gaishauser referred to a bronze/greyish color and said the same color stone and roof shingles would be used on the proposed building as was used on the existing building.

Board Member Stouffer asked if the existing pavilion would be taken down.

Dr. Gaishauser loved the pavilion and said it broke his heart to take it down. He wished someone would take down the pavilion and take it with them – the wood was excellent.

Since no one had any other questions, the public portion of the hearing was closed; and the Board reviewed the Duncan Factors.

MOTION: Board Member Montalto moved to approve Variance Application #07-26-016 submitted by Dennis A. Gaishauser at 7338 Bear Swamp Road in Wadsworth, Ohio 44281, Parcel #031-11D-32-014, for a variance of 200 square feet from the maximum allowed size of 2,500 square feet for a shed/storage building, per Section 410.8 H., Accessory Use Regulations – Shed/Storage Buildings. The variance will allow a shed/storage building that is 2,700 square feet. The property is located in the Rural Residential District.

SECOND: Board Member Stouffer

ROLL CALL:

Board Member Stouffer: Approved. It was pretty straightforward.

Board Member Heinly: Approved.

Board Member Montalto: Approved, based on the minimal variance factor; the distance from the road; and the intent to match the existing aesthetics of the existing home.

Board Chairperson Biehl: Approved, after review of the Duncan Factors.

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

Dr. Gaishauser asked Montville Township to keep the township rural.

Planning and Zoning Director Jeffers said a Zoning Certificate would be needed before beginning construction on the new building.

2. APPROVAL OF MINUTES

June 15, 2026

MOTION: Board Member Stouffer moved to approve the June 15, 2026 meeting minutes as written.

SECOND: Board Member Heinly

ROLL CALL: Board Member Heinly – Approved; Board Member Montalto – Approved; Board Member Stouffer – Approved; Board Chairperson Biehl - Approved.

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

3. ZONING UPDATE

September 7, 2026 – No BZA Meeting

Due to the Labor Day holiday, the Board was not scheduled to meet on Monday, September 7, 2026.

September 21, 2026 BZA Meeting

Three variance requests were scheduled for the September 21, 2026 Board of Zoning Appeals meeting.

ADJOURNMENT:

MOTION: Board Member Heinly moved to adjourn the August 17, 2026 Board of Zoning Appeals meeting.

SECOND: Board Member Stouffer

A collective oral vote was taken.

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

The August 17, 2026 meeting of the Montville Township Board of Zoning Appeals was adjourned at 7:23 p.m.

Respectfully submitted,



Bonnie Schwehm
Zoning Secretary

Signature



Chairperson

Date

9/21/26