

# **NORTHFIELD CENTER TOWNSHIP**

9546 Brandywine Road  
Northfield Center, Ohio 44067-2408  
330-467-7646

**ZONING DEPARTMENT**  
**Zoning Inspector**  
**Donald A. Saunders**

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**TO: Property Owners in Northfield Center Township**

**FROM: Judy Flauto, Township Secretary**

**RE: Notice of Public Hearing for Board of Zoning Appeals**

Dear Property Owner,

This letter is to notify you of a Northfield Center Township Board of Zoning Appeals Public Hearing to be held on May 18, 2017 at 7:30 p.m. at the Northfield Center Town Hall, 9546 Brandywine Rd./Northfield Center Township, Ohio. You are receiving this letter because you are a property owner within 300 feet of the applicant's property.

I have attached a copy of the legal notice regarding this Public Hearing to this letter. In the legal notice, information regarding the application and reason for the Public Hearing is explained.

If you have any questions or concerns regarding this matter, please contact the Zoning Department at 330-467-7646, extension #2. The Zoning Department hours are MWF, 10:00 a.m. until 2:30 p.m.

Sincerely,



Judy Flauto  
Township Secretary

# Northfield Center Township

9546 Brandywine Road  
Northfield Center, Ohio 44067-2408  
Phone: 330-467-7646 Fax: 330-650-0815

**ADMINISTRATOR**

Samuel J. Ciocco

**TRUSTEES**

Richard H. Reville

Paul G. Buescher

John J. Romanik

**ZONING INSPECTOR**

Donald Saunders

**FISCAL OFFICER**

Andy LaGuardia

**TOWNSHIP SECRETARY**

Judy Flauto

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To: The Record Publishing Co.  
From: Northfield Center Township Secretary  
Attn: Liz  
Fax #: 330-296-2698

Date: 4/26/17 1:30 p.m.  
Subject: Legal Notice  
No. of pages: 1 of 1

Hello,

Please place this Legal Notice in the May 3, 2017 edition of the News Leader.

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## LEGAL NOTICE OF PUBLIC HEARING

Pursuant to the Ohio Revised Code, notice is hereby given that the Northfield Center Township Board of Zoning Appeals will conduct a Public Hearing for an Application for a Conditional Use Permit for St. Barnabas Catholic Church, located at 9451 Brandywine Rd., Northfield Center, Ohio. St. Barnabas is having a Festival on June 16-18, 2017. The Public Hearing is scheduled for Thursday, May 18, 2017 at 7:30 p.m. at the Northfield Center Town Hall, 9546 Brandywine Rd., Northfield Center, OH.

Those not able to attend the Public Hearing are encouraged to submit their comments in writing to the Town Hall either by mail, email ([nctsecretary@northfieldcenter.com](mailto:nctsecretary@northfieldcenter.com)), or fax (330) 650-0815, preferably no later than 2:30 p.m. on Monday, May 15, 2017. The Application and all documents pertaining to this Application are on file at the Town Hall and are available for viewing during normal business hours: Monday - Friday between 7:30 a.m. and 4:30 p.m. The meeting is open to the public.

Richard Wolff, Chair  
Judy Flauto, Township Secretary  
Board of Zoning Appeals  
Northfield Center Township

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Sincerely,

Judy Flauto  
Township Secretary

cc: Trustees, Zoning Inspector, Board of Zoning Appeals, Zoning Commission

Hearing Date  
5-18-17

**NORTHFIELD CENTER TOWNSHIP**

9546 Brandywine Road • Northfield Center, Ohio 44067-2408  
Phone: 330 467-7646 ext. 2 • E-mail: netsecretary@northfieldcenter.com • Fax: 330 650-0815  
View all Zoning Topics at: www.northfieldcenter.com – click on "Public Records"

NAME OF APPLICANT/OWNER Deanna Butler  
ADDRESS 9451 Brandywine Rd, Northfield Center, OH  
44067 PHONE NUMBER 330-467-7959 x147  
PROPERTY OWNER St. Barnabas Church  
LOCATION OF PROPERTY AND DISTRICT 9451 Brandywine Rd,  
Northfield Center, OH 44067  
CONDITIONAL USE Parish Festival June 16, 17, 18, 2017

**INFORMATION REQUIRED FOR CONDITIONAL USE APPLICATION**  
(Please print or type - 8 copies needed)

- 1 A development plan and associated documentation as required in Section 620.05 unless determined by the Zoning Inspector to be inapplicable or unnecessary and are waived in writing by the Zoning Inspector, except that seasonal sales shall submit applications in accordance with Section 630.04 below.

The undersigned hereby applies for this Permit, said Application to be approved on the basis of the representations herein, all of which THE APPLICANT SWEARS TO BE TRUE.

Owner/Applicant Signature Deanna Butler Date 3-14-17

FEE\*\* \$140-

BOARD OF ZONING APPEALS DECISION \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

DATE OF ISSUANCE OF CONDITIONAL ZONING PERMIT \_\_\_\_\_

\*For additional information refer to Chapter 630 Conditional Zoning Certificates and Similar Uses

\*\*Any additional hearings or charges incurred will be billed to the applicant.

RECEIVED  
APR 19 2017

\$140.00  
Ch H  
22621  
J

# NORTHFIELD CENTER TOWNSHIP

9546 Brandywine Road  
Northfield Center, Ohio 44067-2408  
330-467-7646

ZONING DEPARTMENT  
Zoning Inspector  
Donald A. Saunders

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At the Public Hearing held on ~~3/26/15~~, the Northfield Center Township Board of Zoning Appeals moved to grant a Conditional Use Permit to St. Barnabas to hold a parish festival subject to the following terms:

1. Contact persons will be Deanna Butler/Cathy Marion/Stan Hujarski
2. Festival dates/times are as follows:

~~June 16, 2015~~ Friday, June ~~19~~, 2015 - 6:00 p.m. until 12:00 a.m.  
~~Saturday, June 20, 2015 - 12:00 Noon until 4:00 p.m. ND~~  
~~June 17, 2015~~ Saturday, June ~~28~~, 2015 - 6:00 p.m. until 12:00 a.m.  
~~June 18, 2015~~ Sunday, June ~~27~~, 2015 - ~~3:00~~ p.m. until ~~9:00~~ p.m.  
June 18, 2017 \*Midnight Mass will be held after festival closes on June 20, 2015\*\*\*

3. Set-up dates/times are as follows:

June 12, 2017 Monday, June ~~15~~, 2015 - 8:00 a.m. until 9:00 p.m.  
June 13, 2017 Tuesday, June ~~16~~, 2015 - 8:00 a.m. until 9:00 p.m.  
June 14, 2017 Wednesday, June ~~17~~, 2015 - 8:00 a.m. until 9:00 p.m.  
June 15, 2017 Thursday, June ~~18~~, 2015 - 8:00 a.m. until 9:00 p.m.  
June 16, 2017 Friday, June ~~19~~, 2015 - 8:00 a.m. until the beginning of the festival

4. Tear-down to cease by Sunday, June ~~18~~, 2017 at 11:00 p.m., may continue Monday, June ~~19~~, 2017 from 8:00 a.m. until 9:00 p.m., and Tuesday, June ~~20~~, 2017 from 8:00 a.m. until 9:00 p.m.
5. Security: festival committee will provide two (2) deputies in the casino tent, two (2) deputies on foot patrol and one (1) deputy in a cruiser; also, any additional deputies needed for security as determined by patrol commander.
6. Festival committee must provide for a minimum of two (2) EMT's and an emergency vehicle to be staffed by the Northfield Center/Sagamore Hills Fire District on festival site.

7. a. Within 2 weeks prior to the 1<sup>st</sup> day of the festival, the Northfield Center/Sagamore Hills Fire District must review and approve schematics of the festival and St. Barnabas will make any changes necessary.
- b. Within two (2) weeks prior to the first day of the festival, Northfield Center Township Zoning Inspector shall review and approve schematics of the festival and St. Barnabas will make any changes necessary.
8. By Friday, prior to Noon on June 16, 2017, St. Barnabas must have all necessary permits provided to the Northfield Center Township Zoning Inspector.
9. Parking:
  - a. Festival committee must provide an updated list of all parking areas and shuttle bus routes.
  - b. Festival committee will work with Northfield Center Township Trustees to obtain temporary "no parking" signs for the following streets:
    1. Brandywine Rd. (both sides from Ballantrae, North to Route 82)
    2. Olde Eight Rd. (both sides from end of St. Barnabas property North to Route 82.)
    3. Northfield Avenue (one side)
    4. Any roads as requested by Sagamore Hills Township.
  - c. Festival committee will work with Summit County Sheriff's Dept. and Sagamore Hills Police Dept. to strictly enforce the no parking areas, including towing of violators.
10. Noise level shall not exceed the decibel requirements as outlined in Section 390.03, letter "D", number "7" of the Northfield Center Township Zoning Resolution.
11. The festival committee must comply with all conditions outlined in Section 390.06 "X" of the Northfield Center Township Zoning Resolution regarding open-air fundraiser/festivals and must also comply with all other federal, state and local statutes and regulations.
12. The Conditional Use Permit is to be granted for a period of one (1) year only.
13. a. The sale and consumption of alcoholic beverages as permitted under the temporary alcohol permit shall be limited to the area as marked on

submitted plans attached as "Exhibit A", and within the confines of the casino area in the Parish Center.

b. The festival committee shall provide adequate, visible signage defining the area of alcoholic beverage consumption.

14. The breach of any of the above conditions, safeguards, or requirements shall automatically invalidate the certificate granted and shall constitute a violation of this Conditional Use Permit.

# NORTHFIELD CENTER TOWNSHIP

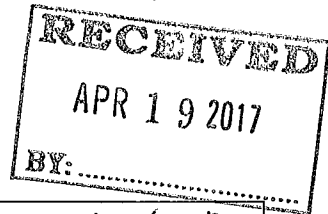
9546 Brandywine Road • Northfield Center, Ohio 44067-2408  
 Phone: 330 467-7646 ext. 2 • E-mail: [nctsecretary@northfieldcenter.com](mailto:nctsecretary@northfieldcenter.com) • Fax: 330 650-0815  
 View all Zoning Topics at: [www.northfieldcenter.com](http://www.northfieldcenter.com) – click on “Public Records”

## APPLICATION FOR ZONING PERMIT/CERTIFICATE

Applicant <u>Deanna Butler</u>				
Address <u>9451 Brandywine</u>		Phone: <u>330-467-7959 x147</u>		
E-mail <u>dbutler@barnabasohio.org</u>				
Property Owner <u>St. Barnabas Catholic Church</u>		Phone: <u>330-467-7959</u>		
Address <u>9451 Brandywine</u>				
Contractor/Builder		Phone:		
Address				
Email				
Primary Contact: { Property Owner		{ Contractor/Builder		
Item to be Constructed <u>Temporary Metal Signs</u>				
Zone District				
Size	Height	Front Setback	Rear Setback	Side Setback(L/R)
4'	4'			L R

### INFORMATION REQUIRED FOR PERMITTED ACCESSORY USE ZONING PERMIT

1. A site plan showing dimensions of lot: dimensions of existing and proposed buildings, setback building lines and exact locations of all structures.
2. Diagrams and/or pictures of proposed fences, signs.
3. Heights where applicable.
4. Complete description of proposed project (size, footage, etc.)
5. Riparian Assessment form from Summit Soil and Water
6. Permit fees must accompany this application.



Date Received <u>APR 19 2017</u>	Check # <u>22621</u>	Cash	Amount <u>\$ 140.00</u>
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BY: \_\_\_\_\_

The undersigned hereby applies for a Zoning Certificate for above use. A Certificate will be issued on the basis of plan attached hereto and the representations contained herein, all of which the applicant swears to be true.

This is a Northfield Center Township Zoning Certificate Application.

**A Summit County Building Permit may be required.**

Please contact the Summit County Building Department to determine if a Building Permit is necessary at 330-630-7280.

Signature of Applicant Deanna Butler Date 3-14-17

**\*\*\*Zoning office will contact applicant when permit is approved.\*\*\***

### NCT Zoning Resolution Sec. 610.01 “Zoning Certificate Required”

No land shall be disturbed, no building or structure shall be erected, constructed, enlarged, structurally altered, or moved in whole or in part and, no use shall be established or changed in the unincorporated area of Northfield Center Township prior to the issuance of a Zoning Certificate when required by this Chapter.

Details can be found in the NCT Zoning Resolution on our website or in the Town Hall.

ST. BARNABAS CHURCH - BUILDING FUND

BUILDING FUND

22621

041117

4/11/17

140.00

140.00

**RECEIVED**  
 APR 19 2017  
 BY: .....

4/18/17

22621

Northfield Center Township

\$140.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**ST. BARNABAS CHURCH**

**BUILDING FUND**

9451 BRANDYWINE RD.  
NORTHFIELD, OH 44067-2484

Check Number: 22621

OHIO CATHOLIC  
FEDERAL CREDIT UNION  
MAIN OFFICE - GARFIELD HEIGHTS, OHIO  
56-7887/2410  
01

22621

PAY

One Hundred Forty and 00/100 Dollars

DATE Apr 18, 2017

AMOUNT

140.00

TO THE  
ORDER  
OF Northfield Center Township



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

Memo:

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈022621⑈ ⑆241078875⑆ 10000377920095⑈



