

**MINUTES OF PUBLIC HEARINGS
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
FEBRUARY 10, 2025**

Present: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky
Absent: Rose
Others: 5 guests

PUBLIC HEARINGS

Mr. Collin started the meeting with an explanation of the code, the job of the Board of Zoning Appeals Committee, and the process of appeal.

APPEAL 2025-05

Greg Savoldi, Region Lead Engineer for iHeartMedia, Cleveland on behalf of Vertical Bridge LLC for (1) a variance from Section 1185.03(c) maximum fence height 6 ft. to allow 9 ft. and (2) a variance from Section 1185.02(c) prohibiting barbed wire fencing to allow 1 ft along with 8 ft tall chain link for approximately 280 linear ft, located at 8200 Snowville Rd, PPN 605-21-015.

Mr. Savoldi explained they are looking to replace the existing fence. Parts of the fence are missing due to demolition of a small structure on the site that was next to the tower. They are looking to expand the overall size of the fence due to safety reasons, OSHA requirements, and FCC specifications that require protecting the area so people cannot access the tower to climb it due to the severe shock and burn hazard, and the requirement of 35 foot radius for proper non-ionizing radiation standards. He explained they are looking to demo the entire fence and reconstruct it properly.

Tom from 7812 Snowville Road asked if they have permission from the property owners. Mr. Savoldi stated yes, Vertical Bridge LLC owns the property. iHeartMedia leases the tower and has been given permission for this project. He explained the 70 x 70 foot fence will go in a square around the tower only.

Mr. Collin asked how long the existing fence has been in this condition. Mr. Savoldi responded since the structure next to it was razed four to five months ago.

Mr. Collin asked if the tower was for transmission and who uses it. Mr. Savoldi responded yes, iHeart and WTAM use it.

Councilperson Stucky asked if there was any other items they would have on the site for vandalism or theft, such as cameras. Mr. Savoldi said no. Councilperson Stucky clarified it is just the fence for area protection and to meet OSHA and FCC guidelines. Mr. Savoldi stated that is correct.

Mr. Hasman asked if the barbed wire on the top was going to be regular barbed wire, not concertina wire. Mr. Savoldi responded yes, just basic barbed wire.

Mr. Hasman asked if this is to be in compliance with OSHA, and OSHA has been around since the 70's, why correct it now. Mr. Savoldi responded that due to the hole from the razed building, they needed to fix it and wanted to fix it to be in compliance. Councilperson Stucky stated they see a lot of times where people are grandfathered in a situation, and as long as you do not touch it, it is fine, however, then to make any corrections, fixes or alterations, it must be done to meet those standards and codes. Mr. Savoldi agreed.

Mr. Hasman asked if the fence will include the span of the guidewires. Mr. Savoldi stated they will extend well outside of the fence.

Mr. Hasman asked if there has been any thought to add shrubbery around the fence to hide the eye sore. Mr. Savoldi stated no.

Mr. Collin asked if the Board or public had any further questions or comments. Hearing none he asked for a motion to close the public hearing.

Motion by Councilperson Stucky, seconded by Mr. Hasman to close the public hearing.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky

Nays: None

MOTION CARRIED

**MINUTES OF REGULAR MEETING
BRECKSVILLE BOARD OF ZONING APPEALS
RALPH W. BIGGS COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
FEBRUARY 10, 2025**

Present: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky
Absent: Rose
Others: 5 guests

APPROVAL OF THE 2024 Board of Zoning Appeals Annual Report

Motion by Councilperson Stucky, seconded by Ms. Gagliano, to approve the 2024 Board of Zoning Appeals Annual Report as amended to include the correction of Mr. Collin as the Vice Chair as opposed to Mr. Hasman.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky
Abstain: None
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 13, 2025

Motion by Councilperson Stucky, seconded by Ms. Gagliano, to approve the Regular Meeting minutes of January 13, 2025.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky
Abstain: None
Nays: None
MOTION CARRIED

APPEAL 2025-05

Motion by Mr. Hasman, seconded by Ms. Gagliano that the Board of Zoning Appeals recommend to City Council approval of (1) a variance from Section 1185.03(c) maximum fence height 6 ft. to allow 9 ft. and (2) a variance from Section 1185.02(c) prohibiting barbed wire fencing to allow 1 ft. along with 8 ft. tall chain link for approximately 280 linear ft., located at 8200 Snowville Rd, PPN 605-21-015.

ROLL CALL: Ayes: Collin, Gagliano, Hasman, Jayjack, Kingston, Stucky,
Abstain: None
Nays: None
MOTION CARRIED

REPORT OF COUNCILMEMBER STUCKY

No Report

REPORT OF MAYOR KINGSTON

No Report

ANNOUNCEMENTS


No Announcements

Motion by Mr. Hasman, seconded by Mr. Jayjack to close the Regular Meeting at 7:47 p.m.
MOTION CARRIED

THE BRECKSVILLE BOARD OF ZONING APPEALS



DENNIS ROSE, CHAIRPERSON



THOMAS COLLIN, VICE CHAIRPERSON



NORA GAGLIANO, SECRETARY

Public Hearing and Regular Meeting recorded by Kristen Kouri