

Harpersfield Township

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Board of Zoning Appeals (BZA)

Public Hearing Minutes – Conditional Use Application

Date: January 7, 2026

Time: 7:00 p.m.

Location: Harpersfield Township Community Center 5604 Cork Cold Springs Road

1. Call to Order

Chair Ashley Kirk called the public hearing to order at 7:00 p.m. followed by the Pledge of Allegiance.

2. Roll Call

Members Present:

- Ashley Kirk, Chair
- Jerry Kleo, Member
- Dave Snyder, Member
- Paula Prisov, Member
- Everett Henry, Member

A quorum was declared.

3. Notice and Authority

The Chair stated that the public hearing was properly noticed and held pursuant to Section 505 of the Harpersfield Township Zoning Resolution.

4. Application Under Consideration

Application No.: 0012026

Applicant: Geneva Houses LLC and Geneva Houses 2 LLC

Request: Conditional Use Permit to operate short-term rentals (Airbnbs)

Zoning District: R-1 Single-Family Residential

Subject Properties (Beringer Place):

- 1900 Beringer Place – Parcel No. 22-034-00-016-00
- 1964 Beringer Place – Parcel No. 22-034-00-010-00
- 1999 Beringer Place – Parcel No. 22-034-00-026-00
- 2050 Beringer Place – Parcel No. 22-033-00-004-00

The application and all supporting documentation were entered into the record as exhibits. The Chair noted that the meeting was being recorded.

5. Hearing Procedure

The Chair reviewed the hearing procedure, including testimony from the applicant, questions from the Board, public comment limited to three (3) minutes per speaker, Board deliberation, and action. All individuals providing testimony were sworn in.

6. Applicant Testimony

Sandy Marenberg, representing Spire affiliates and Blue Ocean, testified on behalf of the applicant. Sandy Marenberg stated, in summary: - The applicants own four properties on Beringer Place included in the request. - One property is currently occupied by a family and not operated as a short-term rental. - The applicants acknowledged prior noncompliance with zoning regulations and apologized. - The applicants committed to operating in full compliance with all zoning and safety requirements. - Fire inspections were completed, bedroom counts were reduced, parties are prohibited, and parking and contact information are posted at each property. - Conditional use permits are subject to annual renewal and enforcement.

Mr. Marenberg also provided background information on the SPIRE Institute and stated that Spire's educational mission creates a need for visitor accommodations.

Rob Spencer, President of Go Geneva, testified regarding local property management, staffing, maintenance, and responsiveness to complaints.

7. Board Questions

Board members questioned the applicant regarding: - Classification of the proposed use as a bed and breakfast under the zoning code - Compliance with R-1 zoning standards - Occupancy limits, parking, enforcement, and registration

Concerns were raised regarding whether short-term rentals meet the zoning code definition of a bed and breakfast and whether sufficient evidence was presented to satisfy conditional use criteria.

8. Public Comment

The Chair opened the public comment portion of the hearing. The following individuals spoke (summarized):

Tim Burzenko, 2025 Beringer Place

Expressed concerns regarding neighborhood safety, loss of owner-occupied character, increased traffic, noise, and the impact of short-term rentals on the residential nature of the street.

Chris DeLuca, 1916 Beringer Place

Requested strict consideration of the R-1 zoning intent, raised concerns about enforcement, occupancy levels, traffic, and the commercial nature of multiple short-term rentals.

Allison Lister, 2000 Beringer Place

Spoke about long-term neighborhood character, prior incidents, safety concerns, speed, late night parties and the cumulative effect of multiple Airbnbs on the street.

Dan Davis, 2062 Beringer Place

Described prior negative experiences with short-term occupants, including safety, noise, and quality-of-life issues, and opposed the request.

Bonnie Burzenko, 2025 Beringer Place

Stated concerns regarding safety, traffic, and frequent turnover on a dead-end street and opposed short-term rentals.

Ken Benson, 2013 Beringer Place

Opposed the request, citing lack of accountability for short-term occupants and impacts on neighboring properties.

Julie Vacca, 2037 Beringer Place

Stated that long-term rentals would be preferable and expressed concerns regarding displacement of families in favor of short-term rentals.

Scott Vacca, 2037 Beringer Place

Opposed the request and cited past noncompliance as a reason the applicant should not be granted a conditional use permit.

Audrey Pate, 1976 Beringer Place

Expressed concerns about neighborhood safety, increased traffic, and loss of community character.

A petition signed by residents opposing the request was referenced for the record.

9. Applicant Rebuttal

Mr. Marenberg and Mr. Spencer responded to public comments, reiterating commitments to compliance, management oversight, occupancy limits, and responsiveness. They stated that zoning regulations allow conditional uses in R-1 districts and emphasized enforcement mechanisms.

10. Close of Public Hearing

A motion was made by Jerry Kleo and seconded by Dave Snyder to close the public hearing at 7:50 pm. The motion carried.

11. Board Deliberation

Board members discussed zoning code interpretation, enforcement concerns, neighborhood character, and whether the evidence supported the requested conditional use. The Board noted that the proposed use does not meet the zoning definition of a bed and breakfast and raised concerns regarding cumulative impacts.

12. Decision

Motion: To deny Conditional Use Permit Application No. 001-2026.

Moved by: Dave Snyder

Seconded by: Jerry Kleo

Roll Call Vote:

- Ashley Kirk – Deny
- Jerry Kleo – Deny
- Dave Snyder – Deny
- Paula Prisov – Deny
- Everett Henry – Deny

Result: Motion carried. The application was **DENIED**.

The applicant was advised of the right to appeal the decision within thirty (30) days in accordance with Ohio law.

13. Adjournment

A motion was made and seconded to adjourn the meeting. The meeting was adjourned.

Submitted by:

Debbie Riffle, Zoning Clerk