

Harpersfield Township

1481 Harpersfield Road
Harpersfield Twp, OH 44041
Phone: (440)466-7170

Board of Zoning Appeals (BZA)

Public Hearing Minutes – Variance Application

Date: July 30, 2026

Time: 6:05 p.m. – 6:45 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 6:05 p.m., followed by the Pledge of Allegiance.

2. Roll Call

Members Present: Ashley Kirk, Chair - Joanie Keehn - Paula Pristov - Dave Snyder,

Chris Deluca

A quorum was declared.

Members of the public: See sign in sheet

3. Notice and Authority

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

4. Application Under Consideration

Case No.: 202602

Applicant: *Geneva Holdings Ohio LLC* - Jonathan Ehrenfeld

Variance Requested: Height of Flagpole and Flag.

Reason for Request: Applicant does not currently have a proper American flag after awarded the "Patriot Games" event.

5. Hearing Procedure

The Chair reviewed the hearing procedure, including applicant testimony, Board questions, public comment, Board deliberation, and action.

6. Applicant Testimony

Applicant Jonathan Ehrenfeld provided information regarding the proposed flag installation.

7. Board Questions

Board members questioned the applicant regarding:

- Lighting plan and contractor identity.
 - ODOT setback requirements.
 - Electric lights until final approval
 - Wetlands inspection requirements.
 - Permit obligations and installation conditions.
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8. Public Comment

Speaker: Bonnie Barzanko, Beringer Place

Ms. Barzanko asked about:

- Two-year inspection plans.
 - Will Flag etiquette be followed
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9. Board Deliberation

Board members discussed:

- Permit requirements.
 - Ordinance compliance.
 - Five-year review and inspection cycle.
 - Removal responsibility for violations.
 - Prohibition of commercial flag use.
 - Renewal requirement after three years
 - Insulation requirements prior to installation.
 - Spare flag designation (not an additional display flag).
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10. Conditions of Approval

The Board identified and approved the following conditions as part of Variance Case No. 202602:

1. **Applicant must submit all missing documents to the Zoning Administrator within thirty (30) days, including:**
 - Proof of ownership
 - Electrical/lighting plan
 - FAA compliance documentation (with the local airport)
 - Contractor installation schedule
 2. **Applicants shall submit a permit for the flagpole prior to installation.**
 3. **The flagpole shall comply with all Township Code requirements and the U.S. Flag Code.**
 4. **The flagpole shall only display the United States flag and shall not be used for commercial purposes.**
 5. **The variance shall be revisited by the Board after three (3) years.**
 6. **There shall be an inspection every two (2) years conducted by a certified structural engineer.**
 7. **Violations of this variance shall be cause for removal of the flagpole at the sole expense of the applicant or any subsequent property owners.**
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11. Decision

Motion: To approve Variance Application Case No. 202602.

Moved by: Joanie

Seconded: Chris

Roll Call Vote

- Chris – Yes
- Joanie – Yes
- Paula – Yes
- Dave – Yes

Result: Motion carried. The variance was **APPROVED** subject to all conditions listed above.

12. Adjournment

A motion to adjourn was made by Jonie and seconded per the record. The meeting adjourned at 6:45 p.m.
