

Brimfield Zoning Board of Appeals

Tuesday, May 26th, 2026

Present: Lowell Coe, Kevin Gilles, Mike McKown, Liz McRae, Constance Monk, Brian Starling.

Absent: Robert Jones.

President Brian Starling noted a quorum and called the meeting to order at 6:33 pm.

Visitors in Attendance: Anthony Blodgette, Zachary Anderson, Tyler Baysingar, Steve Williams, Brian Porter and Allison Porter.

Motion by Monk and Second by McKown to approve the April 28th, 2026 minutes as presented. All in favor, motion passed.

Old Business: None

New Business:

1. Variance Hearing for 329 E. Clay St.
 - a. Motion by Monk, Second by McKown to enter the hearing. All in favor, motion passed.
 - i. Homeowner Steve Williams described shed he wants to build and why it needs a variance.
 - ii. Board members were able to ask questions.
 - iii. No rebuttal.
 - b. Motion by Gilles, Second by McRae to exit the hearing. All in favor, motion passed.
 - c. Vote to approve the requested variance for 329 E Clay St. Roll Call: McRae, yes. Gilles, yes. Monk, yes. Starling, yes. Coe, no. McKown, yes. Variance granted.
2. Variance Hearing for 325 E. Knoxville St.
 - a. Motion by McKown, Second by Gilles to enter the hearing. All in favor, motion passed.
 - i. Homeowner, Allison Porter, described her desire to put in place a fence that extends beyond the front of her home on the property line that is over the 4 foot allowance.
 - ii. Board members asked questions and recognized the fence will not create visual disruptions for drivers as it is not a corner lot and is far behind the city sidewalk.
 - iii. No rebuttal.
 - b. Motion by Monk, Second by McKown to exit the hearing. All in favor, motion passed.

- c. Vote to approve the requested variance for 325 E. Knoxville St. Roll Call: Gilles, yes. Monk, yes. Starling, yes. Coe, no. McKown, yes. McRae, yes. Variance granted.
- 3. Variance hearing for 306 W. Illinois St.
 - a. Motion by Monk, Second by McRae to enter the hearing. All in favor, motion passed.
 - i. Property owner, Zachary Anderson, described his proposed apartment complex development and reason for variances needed.
 - ii. Board members asked questions about the complex.
 - iii. Neighbors to property were able to ask questions about the development.
 - iv. No rebuttal.
 - b. Motion by Monk, Second by McKown to exit the hearing. All in favor, motion passed.
 - c. Vote to approve the requested variance for 306 W. Illinois St. Roll Call: Monk, yes. Starling, yes. Coe, yes. McKown, yes. McRae, yes. Gilles, yes. Variance granted.

Other Business: None

The next scheduled Zoning Board of Appeals meeting is June 30th, 2026 at 6:30pm.

Motion by Coe, Second by Gilles to adjourn the meeting. All in favor, motion passed.

Meeting Adjourned at 7:00 pm.