

SUFFIELD TOWNSHIP
BOARD OF ZONING APPEALS
8:00 P.M., APRIL 19, 2012
PUBLIC HEARING

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Held at Suffield Administration Building
1273 State Route 43, Suffield, Ohio 44260

Board members:

Mark Frisone, Chairman
Donald Monroe
Joe Humphrey
Leo Weakland
Andrew Grow

Present:

Adam Bey, Zoning Commission secretary
Jocelyn S. Harhay, court reporter

P R O C E E D I N G S

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3 MR. FRISONE: We'll go ahead and call the
4 Suffield Township Board of Zoning Appeals to order.
5 Good evening, everybody.

6 My name is Mark Frisone and I'll serve as
7 chairperson for this evening's meeting. Joining me
8 on the Board is Mr. Don Monroe, Mr. Joe Humphrey,
9 Mr. Leo Weakland, and Mr. Andy Grow.

10 These are legal proceedings. As you see,
11 we have a court stenographer taking the minutes of
12 the meeting.

13 Mr. Bey, our zoning inspector, would you
14 please read the request before us this evening.

15 MR. BEY: Yes, sir. The applicant is Viper
16 X Custom Bowstrings. The address of the new
17 business is 1137 State Route 43, Suffield, Ohio,
18 44260. The zoning request from the above applicant
19 is for the purpose of manufacturing custom
20 bowstrings for the purpose of selling to dealers,
21 distributors, bow manufacturers, and direct
22 customers.

23 This is in a B-1 zoning district. This
24 would be in violation of the following special
25 conditions as so stipulated in Section -- it's the

1 "B-1 section of the Resolution," the section
2 actually written. It was Section 411. This is not
3 allowed in a B-1 zoning district. It's
4 manufacturing. This requires a use variance. It's
5 signed by Mr. Albertoni on March 22nd, 2012.

6 MR. FRISONE: Very well, thank you. Since
7 these are legal proceedings, I would like to have
8 everybody rise and I'll swear everybody in at one
9 time. That way if you give testimony, it will be
10 under oath. Raise your right hand.

11 (The oath was administered.)

12 MR. FRISONE: Very well. For the Pledge of
13 Allegiance, please remain standing.

14 (A pause was taken.)

15 MR. FRISONE: At this point in time, we'll
16 turn the floor over to our applicant.

17 Explain to us in a little more detail what
18 it is you want to do and why we should as a Board
19 consider your request. For the Record, your name
20 and address, please.

21 MR. BERTHOLD: Jesse Berthold. Address is
22 231 Manning Road, Mogadore, Ohio, 44260.

23 MR. FRISONE: Thank you.

24 MR. BERTHOLD: What we do at Viper-X, we
25 manufacture custom bowstrings. We have nine

1 employees that work for the company. And it's
2 pretty self-explanatory. We take -- we buy pounds
3 of material. Material would be bowstring material.
4 And we wind it on a machine. And it makes I guess
5 the linear length of a bowstring. We twist it and
6 we put the serving on and then, therefore, it goes
7 onto a compound or cross bow. Pretty simple
8 process.

9 We don't emit any pollution in the air.
10 There's no loud machines, no, you know, chemicals we
11 use. Pretty much a pretty simple operation. So
12 four machines that produce the strings. And that's
13 really a very simple process. I guess it is
14 manufacturing because we actually take raw material;
15 we manufacture it to a bowstring. But, like I said,
16 there's no harmful chemicals, no pollution to the
17 air. It's all electric machines that we use to
18 manufacture the strings.

19 We sell them to dealers. For instance,
20 like the Archery Shop & Complete Hunter's Outlet is
21 one of our accounts. We sell them to distributors.
22 Manufacturers that make crossbows, they buy our
23 strings from us direct, so on so forth. So pretty
24 much explains what we do in a nutshell.

25 Anything else that...?

1 MR. FRISONE: Where do you currently
2 operate out of?

3 MR. BERTHOLD: 1137 State Route 43. Conrad
4 building. The old --

5 MR. HUMPHREY: Okay.

6 MR. BERTHOLD: -- army surplus store,
7 J.P.'s old store.

8 MR. FRISONE: Great. Start with Mr.
9 Monroe. Any questions, concerns?

10 MR. MONROE: Not at this time.

11 MR. FRISONE: Mr. Humphrey?

12 MR. HUMPHREY: What was the use of this
13 building before? Or how long have you been a
14 tenant? Or are you just trying to get in there? Or
15 have you already been doing it, got stopped? Or
16 what's going down?

17 MR. BERTHOLD: I started building strings
18 as a hobby in my basement, just....

19 MR. HUMPHREY: Okay.

20 MR. BERTHOLD: Had a real job. I was a
21 sales rep. for a bunch of archery shops. I sold
22 bows and arrows to dealers, Cabela's, Gander
23 Mountain, Dick's Sporting Goods. Made bowstrings in
24 a little corner of my house, used as a hobby for my
25 personal bows. And then my friends wanted them;

1 their friends wanted them. Kind of just got a
2 little bit bigger and bigger.

3 And then we got a contract, I got a
4 contract with a few companies. So I, therefore,
5 hired a few of my friends who were on Unemployment,
6 gave them jobs. And called Mr. Conrad; renting his
7 building.

8 And here we are today. So we've been there
9 two and a half months.

10 MR. CONRAD: Since February.

11 MR. BERTHOLD: Yeah, since February. So
12 pretty, pretty new in the manufacturing. I mean
13 I've been doing this many many years as a hobby but
14 new in the building world.

15 MR. HUMPHREY: What was the use of the
16 building before he came in?

17 MR. CONRAD: The use of the building before
18 he --

19 MR. HUMPHREY: If you're going to answer,
20 would you tell her, the recorder, who you are.

21 MR. CONRAD: Kyle Conrad, 1886 Gingerich
22 Street -- that's G I N G E R I C H -- Hartville,
23 44632.

24 MR. HUMPHREY: And your interest in this
25 issue? You own the property?

1 MR. CONRAD: I'm the landlord.

2 MR. HUMPHREY: Okay. Thank you. Go ahead.

3 MR. CONRAD: The previous tenant was
4 IAITAM. Their sign is still up there. I encouraged
5 them to take it down when they left but they didn't
6 want to. It was the International Association of
7 Technology Information and Asset Management. They
8 litigated software licensing and hardware licensing,
9 meaning if you have --

10 MR. HUMPHREY: Okay.

11 MR. CONRAD: -- have three computers here
12 you have to have a license for each one. That's
13 what they did in the back of the building, in the
14 warehouse part. This, this was a husband and wife
15 team. She, she had the Asset Management company.
16 Her husband repaired and refurbished big Xerox copy
17 machines, bigger than the table that you're sitting
18 at.

19 MR. HUMPHREY: Okay.

20 MR. CONRAD: That's who was in there
21 before.

22 MR. HUMPHREY: Okay. So it is a change in
23 use?

24 MR. BERTHOLD: Yes. Completely.

25 MR. HUMPHREY: All right.

1 MS. FRISONE: Are you thinking?

2 MR. HUMPHREY: Yeah, I'm thinking. But
3 since the building's already in existence and has
4 been used as a business, I'm not too concerned about
5 the requirements of property in B-1 like setbacks
6 and how far it has to be from here or there, side
7 lots. And I'm trying to figure out if we had to
8 look at those issues.

9 MR. FRISONE: Mr. Weakland.

10 MR. WEAKLAND: I have no questions.

11 MR. FRISONE: Mr. Grow.

12 MR. GROW: As bowstrings are just kind of
13 small things, what kind of trucks do you have coming
14 in there for shipping and receiving?

15 MR. BERTHOLD: The only trucks that come
16 into the building would be UPS trucks. That's the
17 largest truck. We don't have, you know, tractor
18 trailers, 18-wheelers or such, just UPS trucks,
19 FedEx trucks, and the postal car. So that's the
20 largest trucks that come in and out of there.

21 MR. GROW: You don't really have any
22 customers that come to your place on a regular...,
23 like drive-by people that pick up strings?

24 MR. BERTHOLD: Yeah, we have some walk-in
25 business. I've been around this area from since

1 '99. And I have a following with customers: If
2 you're an archer, you might have bought my strings
3 ten years ago. And since you bought two or three
4 bows since then, you might have gotten our custom
5 strings since you bought your bow in '99, and we
6 restrung it for you. So we have some, a following
7 with our customers around here. So I'll get a
8 couple hundred maybe a year walk-in business.

9 MR. GROW: The reason I ask, do you have
10 enough parking for employees and customers?

11 MR. BERTHOLD: Absolutely.

12 MR. GROW: I don't know how many parking
13 spaces you have.

14 MR. BERTHOLD: There's a large parking
15 space in the front and in the back. Yeah.

16 MR. GROW: I'm done.

17 MR. FRISONE: Anybody here in the audience
18 that would like to speak to the issue one way or the
19 other?

20 MR. VINCENT: Ed Vincent, 1510 Suffield
21 Oaks Lane. Hours of operation?

22 MR. BERTHOLD: We open about 7 to 4. One
23 of my guys likes to come in at 5:00 in the morning.
24 He is an early bird.

25 They have a, all my guys have a quota they

1 have to meet. Once they meet their quota, they can
2 go home. If they start at 4 in the morning, they
3 can leave by noon. If they start at 5, they leave
4 at 1. It's an eight-hour shift. But, so but to
5 give you an honest answer, 7 to 4, 7 to 3:30.

6 MR. VINCENT: Five days?

7 MR. BERTHOLD: Yeah. Monday through Friday
8 correct. We don't work weekends.

9 MR. VINCENT: Do you foresee business
10 increasing where you put two, three shifts on per
11 day or...?

12 MR. BERTHOLD: The way things have been
13 going, yeah, it's definitely in the cards. Business
14 is growing. We're -- we have some things in the
15 works that could be, could be pretty, pretty large.
16 So possible another shift. If not, we'll just....

17 We have a lot of room for expansion in our
18 warehouse we have currently. We are occupying half
19 of it right now. Another thousand to 15 hundred
20 square feet we're not even occupying that we can. A
21 lot of room for expansion. So, yeah.

22 MR. HEIL: Julius Heil. I live directly
23 behind the 1137 address. I've been in his
24 operation. And I've never seen the floor that
25 clean, even when I owned it. And that's one thing;

1 we kept our place -- we had semi's in there. Yeah,
2 we had big trucks in there. We had a lot things.

3 I can tell you one thing. I haven't heard
4 a peep, not a peep. I live 300 feet behind that
5 building and I have not heard a noise or any
6 commotion or anything of that nature. And I've got
7 to tell you, the young man came to me and introduced
8 himself. And he told me what he was doing. He said
9 if there are any problems he wanted to know about
10 it.

11 There have not been. And the fact that
12 he's introducing nine employees to this township is
13 an aspect in today's society that we can all
14 applaud, because it's going to bring money into the
15 township. And I think that he's going to make a
16 really good neighbor. He's -- I'm well pleased to
17 have him. Both him and Kent with his meat factory.
18 I haven't had a chance to get any of that yet but
19 I'm going to. But in the interim, he's welcome in
20 my neighborhood anytime.

21 MR. FRISONE: Thank you, Mr. Heil.

22 MR. FRISONE: Mr. Albertoni.

23 MR. ALBERTONI: I had a chance to view his
24 facility and I think it's, you know, it's really
25 neat, really clean. I think he could triple it and

1 you won't even know he was there. And he's just a
2 Catch 22 on this deal because it's probably the
3 lightest manufacturing you're going to see.
4 Considered manufacturing because it is
5 manufacturing. If there was another way, we
6 wouldn't have to be here. We would have just sent
7 him on his way with a change of use permit.

8 I'm not -- I'm sure you guys know we have
9 that too in the township. So if you want to change
10 the use of the building to another and it's within
11 that zoning code, we will just issue a straight
12 permit on it. But I was well pleased with what I
13 seen.

14 MR. FRISONE: Thank you. Anyone else? One
15 more time around the table. Any last questions?

16 Mr. Monroe?

17 MR. MONROE: I don't have any questions but
18 I have a comment. I was looking at the Section
19 411.2. And in, in No. 2, it, it calls for
20 preparation, processing of food and drink. Now,
21 this is a little different. But in this area, not
22 too long ago, we approved a variance for drink at a
23 winery. That's a manufacturing operation. He buys
24 his material, he brings it there, makes it and so
25 forth. Then next door or two you got The Ray

1 Company. They make their cabinets for homes and so
2 forth there. So it's a manufacturing.

3 I don't see -- in fact, I, I agree about
4 applauding a man that brings eight jobs to this
5 township, tell you the truth, or creates jobs
6 anywhere.

7 So I have -- I don't have a problem with
8 that as a, quote, manufacturing --

9 MR. FRISONE: Mr. Humphrey.

10 MR. MONROE: -- if we were to grant you a
11 use variance.

12 Would you?

13 MR. HUMPHREY: Any possibility of expanding
14 to do anything other than bowstrings --

15 MR. BERTHOLD: You know, are we opening the
16 doors to manufacturing? No.

17 MR. HUMPHREY: -- all kinds of things?

18 MR. BERTHOLD: No. No. I mean our -- my
19 main focus and my drive with my company is, no, it's
20 just bowstrings. There is nothing that I can
21 trickle on to the next project and manufacture
22 something else. No. It is just bowstrings. We're
23 not going to manufacture a bow. We're not going to
24 manufacture tires. We are not going to manufacture
25 anything related or nonrelated to strings. It is

1 focused just on bowstrings.

2 MR. HUMPHREY: If we said okay to
3 bowstrings, you'd be happier than anything?

4 MR. BERTHOLD: Absolutely.

5 MR. FRISONE: Mr. Weakland.

6 MR. WEAKLAND: I don't know if the Board's
7 going to approve this or not. But personally I want
8 to say it's nice to have young blood with a lot of
9 energy in our community.

10 MR. BERTHOLD: Thank you.

11 MR. FRISONE: Do you want to compliment him
12 too? Everybody else has.

13 MR. GROW: He is a great guy, outstanding
14 American.

15 MR. FRISONE: There you go. Heard it all.

16 MR. HUMPHREY: We don't want him to get a
17 fat head.

18 MR. BERTHOLD: No, not at all. I
19 appreciate that, though.

20 MR. WEAKLAND: Okay.

21 MR. FRISONE: Are there any other questions
22 for the good of the order? Hearing none, I'm open
23 for a motion from the Board.

24 MR. HUMPHREY: I move we approve a request
25 for the use variance for the purpose of

1 manufacturing bowstrings at 1137 state Route 43 as
2 requested.

3 MR. FRISONE: The motion is to accept the
4 use variance as requested. Is there a second to
5 that motion?

6 MR. WEAKLAND: I'll second.

7 MR. BEY: Mr. Weakland was the second?

8 MR. FRISONE: He was.

9 MR. BEY: Thank you.

10 MR. FRISONE: Is there any further
11 discussion on the motion?

12 If not, Mr. Bey, would you go ahead and
13 call the roll.

14 MR. BEY: Yes, sir. A motion was made by
15 Mr. Humphrey to approve, to approve the request of a
16 use variance of manufacturing bowstrings at 1137
17 State Route 43. Motion was seconded by Mr.
18 Weakland.

19 All in favor of the motion? Mr. Monroe.

20 MR. MONROE: Yes.

21 MR. BEY: Mr. Grow.

22 MR. GROW: Yes.

23 MR. BEY: Mr. Weakland.

24 MR. WEAKLAND: Yes.

25 MR. BEY: Mr. Humphrey.

1 MR. HUMPHREY: Yes.

2 MR. BEY: Mr. Frisone.

3 MR. FRISONE: Yes.

4 MR. BEY: The motion carries.

5 MR. FRISONE: Congratulations. And I think
6 everybody -- I think you got a good reception as to
7 what the feelings are about what you're doing here.
8 Congratulations.

9 MR. BERTHOLD: Thank you very much.

10 MR. FRISONE: With that, we will close this
11 hearing of the Suffield Board of Zoning Appeals.
12 Thank you very much.

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14 (The meeting concluded at 8:17 p.m.)

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C E R T I F I C A T E

STATE OF OHIO

COUNTY OF STARK

I, Jocelyn S. Harhay, RPR, Notary Public in and for the State of Ohio, do hereby certify that the April 19, 2012, Suffield Board of Zoning Appeals meeting was to the best of my ability reduced to machine shorthand, afterwards transcribed under my direction by means of computer, and that to the best of my ability the foregoing is a true and correct transcript of the meeting.

I further certify that this meeting was taken at the time and place in the foregoing caption specified.

I further certify that I am not a relative or employee of an attorney of any of the parties in the above-captioned action and that I am not, nor is the court reporting firm with which I am affiliated, under a contract as defined in Ohio Civil Rule 28(D).

IN WITNESS WHEREOF, I have hereunto set my hand at Hartville, Ohio, on April 25, 2012.

/s/ Jocelyn S. Harhay

My Commission expires: June 15, 2013.