

Franklin Township, Portage County
Board of Zoning Appeals
July 13, 2020

Present: Chair David Hansford, Glenn Russell, Marilyn Sessions, Board Members; Joe Ciccozzi, Zoning Inspector, and Jenny August, Administrative Assistant.

Mr. Hansford called the Board of Zoning Appeals meeting to order at 7:00 p.m. He introduced the Board Members and explained the procedures for the meeting.

7:00 Hearing:

At 7:00 p.m. an application by Mary Sartain, 2254 Leonard St. Ravenna, OH 44266 for the property located at 2254 Leonard St. Ravenna, OH 44266 (parcel numbers 12-035-10-16-414-000 and 12-035-10-16-413-000) was heard for a variance to section 311.03.A.1 where the lot area of these combined lots is 13,188 square feet which is 1332 square feet short of the minimum lot area of 14,520 square feet in the R-1B district.

Mr. Hansford asked who is here to speak to this tonight. Ms. Mary Sartain of 2254 Leonard St. Ravenna was sworn in. Ms. Sartain said she was planning some renovations to her property and discovered the property was actually five small lots. Working with a surveyor, they came up with a way to make her five lots into two lots, working around the well head. She does not have any plans to sell the second lot, but is planning ahead for her twin sons in case one would like to build a small cottage on the empty lot.

Mr. Russell asked when she purchased the property. She purchased it March of 2019, and then moved here from Columbus later in August. Ms. Sartain said there is land around the house, so if someone builds a small home on the other lot, it won't look "married" together.

Mr. Hansford opened the meeting to public comment. There was none.

Mr. Hansford moved to grant an area variance where the combined lot area of the two parcels are 1332 square feet short of the minimum lot area of 14,520 square feet in the R-1B district. Mr. Russell seconded the motion. All Board members voted yes. The motion passes.

Mr. Hansford noted that there was a 30-day appeal period that would begin after the minutes of this meeting were journalized. The journalizing will occur at the next meeting of the Board of Zoning Appeals.

7:15 Hearing:

At 7:15 p.m. an application by C & G Lighting-Garrett Poorman, 12209 Shaffer Rd. Swanton, OH 43558 representing Kent Real Estate Holdings, LLC 1062 Ridge St. Columbus, OH for the property located at 1821 East Main St. Kent, OH 44240 (parcel number 12-021-00-00-023-003) was opened for a variance to section 700.04.A.2 where the maximum permitted vertical height of a wall sign is twenty-four (24) inches in a C1 district. The permit application submitted identifies the vertical height of the new Arby's

wall sign to be seventy-two (72) inches.

Mr. Hansford asked who is here to speak to this tonight. Joe Ciccozzi said the applicant was unable to attend and requested a postponement until October.

Mr. Hansford moved to table this application per the applicants request to be rescheduled within 12 months. Mr. Russell seconded the motion. All board members voted yes. The motion passes.

Next Meeting: The next meeting is scheduled for August 10, 2020 at 7:00 p.m.

Approval of Minutes: Mrs. Sessions moved to approve the minutes as presented from the March 9, 2020 meeting. Mr. Hansford seconded the motion. All Board members voted yes. The meeting minutes were approved.

7:30 Hearing:

At 7:30 p.m. an application by Lisa Sanders, 7946 State St. Garrettsville, OH 44231 for the property located at 1830 East Main St, Kent, OH (parcel number 12-022-00-00-067-000, Kent Plaza) was heard for a variance to section 421.00 where in all Commercial Districts, all businesses, services and merchandise displays shall be conducted within a completely enclosed building. Ms. Sanders would like to operate a food truck in the parking lot of the Gabriel Brothers parking lot and has the permission from the leasing agency, The Gilbert Group.

Mr. Hansford asked who is here to speak to this tonight. Ms. Lisa Sanders of 7946 State St. Garrettsville Ohio was sworn in. She shared pictures of her food truck with the Board. She said there is a lot of activity in the Gabe's Plaza and it is the perfect opportunity for her. She makes her living at summer fairs and festivals, but this year things are different because of the pandemic. She would like to be open from 10:00 am to whenever the store closes.

Mr. Russell asked how many trucks she has. She said just one. He asked where she will park it. She said as close to Gabe's as possible so people can stop as they exit the store and are walking to their car. Her focus is foot traffic. She gets annual fire inspections, and regular county inspections.

Mrs. Sessions asked about the cost of a food license, and if the truck will be moved or will it be parked there 12 months out of the year. Ms. Sanders said she thinks the price for a license has increased from \$185 to \$250. She will take the truck home for cleaning most nights, and may rotate to other spots she has in Kent and Alliance.

Mr. Russell had concerns about the variance staying with the property and the possibility of others having a food truck there that may not be as nice as hers. Mr. Hansford said the variance can go specifically to Ms. Sanders, not with the property. It is non precedent setting.

Mr. Ciccozzi asked about signage. Ms. Sanders would be using "Feather Flag" signs which she would not leave up overnight. They would be placed right by her truck.

Mrs. Sessions said the local restaurants are struggling right now and hates to take business away from them. They pay huge overhead, have invested in the township and made a commitment. Mr. Hansford said he thinks the menu is varied enough that it should not affect their business. Mr. Ciccozzi agreed noting that most of her menu items are not sold anywhere else in the township (Deep Fried Oreos and standard "Fair food").

Mr. Hansford noted that there was no one there for public comment.

Mr. Russell moved to allow only the applicant, Lisa Sanders, to operate a food truck business on parcel # 12-021-00-00-022-000 from 10 am to 10 pm. Mr. Hansford seconded the motion. Mr. Russell and Mr. Hansford voted yes. Mrs. Sessions voted no. The motion passes.

Mr. Hansford noted that there was a 30-day appeal period that would begin after the minutes of this meeting were journalized. The journalizing will occur at the next meeting of the Board of Zoning Appeals

Adjournment: The meeting was adjourned at 8:10 pm

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford