

Franklin Township, Portage County
Board of Zoning Appeals
February 14, 2022

Present: Chair David Hansford, Marilyn Sessions, Sam Abell, alternate James Henry, Board Members; Joe Ciccozzi, Zoning Inspector; Jenny August, Secretary.

Mr. Hansford called the Board of Zoning Appeals meeting to order at 7:06 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 Rob Benjamin (Heritage Development) 34555 Chagrin Blvd. Moreland Hills, OH 44022 representing the Kent State University Board of Trustees regarding the property located at the 2346 State Route 59 Kent, OH 44240 (parcel numbers 12-019-00-00-002-001 & 12-019-00-00-002-000) was heard for a Conditional Use Planned Residential Development which includes a new site plan review. In addition, the applicant is seeking variances to the PRD permitted density calculation in section 601.01.B 56 F.1 a. which allows for 75 dwellings in a R-1 PRD and the applicant would like to build 85 dwellings. This would require a variance to allow for an additional 10 dwellings over the 75 that is permitted in an R-1 PRD.

Mr. Hansford asked who is here to speak to this tonight. Mr. Rob Benjamin of Heritage Developers, of 34555 Chagrin Blvd. Moreland Hills Ohio and Mr. Dan Barcikoski of MG Civil Design, 255 Park Place Chagrin Falls Ohio, representing Kent State University were sworn in. Mr. Benjamin listed some area developments that Heritage has done recently. He said they introduced this project as R-2 but it was not well received due to the possibility of attached homes and the potential for student housing or multifamily housing. By changing the zoning to all R-1, they could request a Planned Unit Development and a variance of 10 lots, making the project doable. Mr. Benjamin has several builders interested in this project. It would be done in two phases. They are still working out the traffic scenarios, such as having only right turn in, and right turn out onto 59, and they are also planning to work with ODOT on a possible turning lane onto Powdermill Road. The plans will avoid 95% of the wetlands with a possibility of needing to mitigate .2 acres.

Mrs. Sessions asked if Portage County Regional Planning has seen the plans. Inspector Joe Ciccozzi said they have seen and recommended the preliminary plan and map amendment, but not the actual site plans at this point.

Mr. Henry asked why they need the additional ten homes. Mr. Benjamin said it is a business move to help recover some of the cost that has gone into this so far. They want to keep the 50% open space even though the code only requires 40%.

Mr. Abell asked if the ponds are retention or detention ponds. Mr. Barcikoski said he prefers to use detention ponds, or wet ponds. The dry ponds need mowed. Mr. Barcikoski added that there is an 18" drain that drains to the southern portion of the golf course. Mr. Abell asked if they have plans for the old clubhouse. Mr. Benjamin said he thinks Kent State has plans to demolish it. Mr. Benjamin said they plan to have pickle ball, basketball, walking paths and sidewalks throughout the development.

Mr. Henry asked what type of clientele will they attract. Mr. Benjamin said the homes will start around \$300,000 and go up to \$395,000. There are ranch and two-story designs. Mr. Ciccozzi asked if there will be a Homeowners Association. Mr. Benjamin said yes.

Mr. Hansford opened up the meeting to public comment.

Mr. Raymond Beck and David Beck of 11372 Lisbon Street Paris were sworn in. Mr. Raymond Beck said he completely supports this project, but he has a few questions. He asked if soil samples have been done. Mr. Barcikoski said that comes after the zoning part is done. Mr. Beck asked if they know what the roads will be yet, asphalt or concrete. Mr. Barcikoski said the county will be involved in that. Mr. Benjamin said he would prefer to put a skim coat of asphalt down, and after all construction is finished, do a final asphalt finish coat, curbs and gutters. Mr. Beck also had some concerns about sewer lines in relation to lot sizes. Mr. Barcikoski said the lot sizes are 6600 square feet at minimum, and there are already sewer lines along the railroad. The waterlines come up Powdermill. Mr. Beck asked who will maintain the green space and entryway landscaped areas, walking paths, etc. Mr. Benjamin said the HOA will. Regarding traffic, Mr. Beck asked if there might be a traffic light installed on SR 59. Mr. Benjamin said not likely, but they will probably have only right turn in and only right turn out on S.R. 59. Lastly, Mr. Beck asked if people would build a basement for these homes. Mr. Benjamin said yes.

Mr. Hansford moved to grant a variance to allow the applicant to build 85 units, which is ten units more than a PRD formula for density allows. Mrs. Sessions seconded the motion. All board members voted yes.

Mr. Henry moved to approve the preliminary site plan and grant a conditional use for a Planned Residential Development for the parcels located at 2346 S.R. 59 Kent. Mr. Hansford seconded the motion. All Board members voted yes.

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.

Approval of Minutes: Mr. Hansford moved to approve the minutes from the December 13, 2021 meeting. Mrs. Sessions seconded the motion. Mr. Hansford and Mrs. Sessions voted yes and Mr. Henry and Mr. Abell abstained. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for March 14, 2022 at 7:00 p.m. if an application should be submitted.

Adjournment:

The hearing was adjourned at 7:42 pm.

Respectfully submitted,

Jenny August
Secretary, Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford