

Franklin Township, Portage County  
Board of Zoning Appeals  
October 12, 2020

Present: Chair David Hansford, Glenn Russell, Justin Money Penny, 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 Nabil Sahlani, 1607 Bell Rd. Chagrin Falls, OH representing Kent State University for the property located at 6029 Powdermill Rd. (parcel number 12-020-00-00-033-000) was heard for a conditional use where some of the intended businesses (vehicle service and repair, alternative energy vehicle retrofitting, vehicle sale and leasing, design and fabrication and energy sale of CNG, Propane, Hydrogen, Electric, etc...) are not listed as a permitted or conditionally permitted use in the C-1 district.

Mr. Hansford asked who would like to speak to this tonight. Mr. Nabal Sahlani of 1607 Bell Rd. Chagrin Falls representing Kent State University was sworn in. Mr. Sahlani has an extensive background as a Mechanical Engineer specific to the automotive and alternative energy industry. Mr. Sahlani said Ohio has a lot of natural gas, so why not use it. It is cleaner and emits 30% less CO2. He designed a unit using alternative energy for the New York City Fire Department which was approved. The Department of Defense is doing a lot of research in alternative energy.

Mr. Russell asked if Kent State owns this property. Mr. Sahlani said the sale was approved and now he owns it. Mr. Russell asked how many employees he will have. Mr. Sahlani said they have several for preparing the building, and then will add several employees for operations. There will only be one daytime shift. Mr. Russell asked how many vehicles will be stored there. Mr. Sahlani said he plans to have several converted vehicles available for sale.

Mr. Hansford asked how large of a building he plans to build. Mr. Sahlani said they plan to just use the current building with modifications.

Mr. Hansford read into the record a letter from Mr. Tom Clapper. Mr. Clapper would like to see the large oak trees saved, and would like Mr. Sahlani to consider putting in a sidewalk across the front so any future businesses can continue the sidewalk. Mr. Sahlani said he plans to preserve the trees on the property, but he can't say he will put in the sidewalk. That is a big undertaking. Mr. Sahlani said they intend to be a good neighbor.

Mr. Hansford read the standards for a use variance. A- Yes, B- No, C- No, D- Yes, E- There would be no impact, F-Yes, G- it's not prohibited.

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

Mr. Russell moved to grant a variance to allow the applicant to operate the intended businesses as described in the legal notice. Mr. Hansford 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 Stonefield Engineering, 607 Shelby Street, Suite 200 Detroit MI 48226 representing Dan and Zahava Israely, 5680 Sawtelle Blvd., Culver City CA 90230 for the property located at 1830 East Main Street (parcel number 12-022-00-00-067-000) was heard for a permitted conditional use in a C1 district – a car wash.

Mr. Hansford asked who was here to speak to this tonight. Mr. Jake Modesto of Stonefield Engineering representing Dan and Zahava Israely was sworn in. Mr. Modesto said the car wash will be 226 square feet, and contain 24 parking spots of which 20 are vacuum spots. This is in line with ODOT's asset management. They have met all criteria and screening with adjacent properties. There will be no vehicle storage on site. There are three components to the building; block, blue fiber, and a 25 foot tower element to break up the façade of the building.

Mr. Money Penny asked what the hours of operation will be. The hours of operation will be 8:00 am to 8:00 pm. Mr. Russell asked if they will share the driveway with Gabriel Brothers. Mr. Modesto said they own their lot and have easements for the driveway.

Mr. Russell moved to allow the applicant to construct and operate a car wash at 1830 E. Main as a conditional use and pending site plan review. Mr. Money Penny seconded the motion. All Board members voted yes. The motion was approved.

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.

**Next Meeting:** The next meeting is scheduled for November 9, 2020 at 7:00 p.m.

**Approval of Minutes:** Mr. Hansford moved to approve the minutes as presented from the August 13, 2020 meeting. Mr. Money Penny seconded the motion. All voted yes. The meeting minutes were approved.

**Adjournment:** The meeting was adjourned at 7:45 pm

Respectfully submitted,

Jenny August  
Administrative Assistant  
Board of Zoning Appeals

Approved as submitted:

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Chairperson, David Hansford

Approved as amended:

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