

Franklin Township, Portage County  
Board of Zoning Appeals  
February 10, 2020

Present: Chair David Hansford, Glenn Russell, Marilyn Sessions, Justin Money Penny, and Alternate James Henry, Board Members; Sam Abell, Zoning Inspector, Joe Ciccozzi, Assistant 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 Scott St. John of Johnny Scott LLC, 4821 Kelly Ave. Rootstown OH 44272 representing Albrecht Incorporated, P.O. Box 1714, Akron OH 44309 for the property located at 1703 E. Main St. Kent (parcel number 12-022-00-00-062-004) was heard for a conditional use where the intended business occupancy (selling of new and collectible/vintage comic books, games and related merchandise along with promotional events and gaming sessions) is not listed as a permitted or conditionally permitted use in the C-1 district.

Mr. Hansford asked who is here to speak to this tonight. Mr. Scott St. John of 4821 Kelly Ave. Rootstown was sworn in. He is interested in a vintage comic book store, games and related merchandise along with hosting promotional events and gaming sessions. He displayed some of the vintage toys and books that he will be selling in his store.

Mrs. Sessions asked if he will be selling food. Mr. St. John said he is right next to Subway, so he does not have plans to, but down the road if there is a need he might sell snacks. Mr. Money Penny asked what his hours of operation will be. Mr. St. John said he plans to be open 11-7, but on Friday nights they will have a Magic Tournament and may be open a little later, like 9:00. Mr. Russell asked what the promotional events will be. Mr. St. John said he plans to have Magic tournaments. Mr. Russell asked if there will be any monetary value to his games, such as gambling. Mr. St. John said the only winnings would be online rankings.

Mr. Abell asked if he plans to come back to the Board for signage. Mr. St. John said he is just planning on some window decals for now, but will be working on a sign and will be in contact with zoning.

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

Mr. Russell moved to approve as a conditional use the business of selling new and collectible/vintage comic books, games and related merchandise along with promotional events and gaming sessions. Mr. Money Penny 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

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

**Approval of Minutes:** Mr. Hansford moved to approve the minutes as presented from the December 9, 2019 meeting. Mr. Russell seconded the motion. All Board members voted yes except Mr. Henry who abstained. The meeting minutes were approved.

**7:15 Hearing:**

At 7:15 p.m. an application by Frank McMillen, 6341 Stoneridge Dr. Streetsboro OH 44241 representing White Stone J&L LLC, same address, for the property located at 2108 State Route 59 Kent (parcel number 12-020-00-00-041-000) was heard for a conditional use where the intended business occupancy (storage and off-site distribution of convenience goods to retail consumers along with office support) is not listed as a permitted or conditionally permitted use in the C-1/I-1 district.

Mr. Hansford asked who is here to speak to this tonight. Mr. Frank McMillen of 6341 Stoneridge Dr. Streetsboro was sworn in. Mr. Thadeus Boggs of 10 W. Broad St. Columbus was sworn in representing Go Puff. Mr. McMillen said this business is similar to retail and delivery use in the Franklin Township code. Items are ordered on an app and then delivered within a 30 minute radius for a fee.

Mr. Russell asked how many employees they will have. Mr. Boggs said there will be four on site, and 2 delivery people. Mr. McMillen said University Chiropractic is using a portion of the building, but they will use the rest.

Mr. Boggs said it is a 24 hour per day operation, with the peak hours in the evening. Mr. Hansford asked if they will sell alcohol. Mr. Boggs said they are exploring it but have not confirmed. In many other locations, yes, they do sell alcohol. About 100 of their stores are currently selling alcohol. The company is in an aggressive expansion mode.

Mrs. Sessions asked if their delivery vehicles would be identified. Mr. Boggs was not sure. It can be a safety issue for the drivers even though all transactions will be done through the app. The drivers will not carry business cash.

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

Mr. Hansford moved to approve as a conditional use the business of storage and off-site distribution of convenience goods to retail consumers along with office support. Mrs. Sessions 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

**Adjournment:** The meeting was adjourned at 7:27 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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