

Franklin Township, Portage County
Board of Zoning Appeals
May 9, 2022

Present: Chair David Hansford, Marilyn Sessions, Justin Money Penny, Sam Abell, alternate Ron Goodspeed, Board Members; Joe Ciccozzi, Zoning Inspector; Jenny August, Secretary.

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 William Lewis, 7289 State Route 43 Kent, OH representing the property located at the same address (parcel numbers 12-068-00-00-017-002) was heard for a wall sign variance to section 700.04 A.2. The code does not allow for a wall sign to exceed 24 inches of vertical wall space. The applicant wishes to put up a wall sign that is 5 feet in vertical space requiring a 3-foot variance.

Mr. Hansford asked who is here to speak to this tonight. Mr. William Lewis of 7289 State Route 43 Kent was sworn in. He has slightly reduced the sign from what his application requested. The span of the gable is six feet wide, and eight feet to the peak of the roof. The JBL lettering will be 18" high, and the logo will be 24" high. The sign will have white lettering with a red roof line, and it will be lit. It is a large building, and anything smaller will look silly. Mr. Money Penny asked if it will be lit all of the time. Mr. Lewis said just at night.

Mr. Hansford opened up the meeting to public comment. There were no comments.

Mr. Hansford moved to grant a variance of three feet to allow the applicant to install a wall sign that is up to a maximum of five feet in vertical height. Mr. Money Penny 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: Mrs. Sessions moved to approve the minutes from the February 14, 2022 meeting. Mr. Abell seconded the motion. Mr. Hansford, Mr. Abell and Mrs. Sessions voted yes and Mr. Money Penny and Mr. Goodspeed abstained. The meeting minutes were approved.

7:15 Hearing:

At 7:15 p.m. an application by Thomas Yankovich from Ellet Neon Sales and Service, 3041 E Waterloo Rd. Akron, OH 44312 representing the property located at 1713 E. Main St. Kent, OH 44240 (parcel number 12-022-00-00-062-004 was heard for a variance to section 700.04 A.2 and 700.04 B.1.B. The code does not allow for a wall sign to exceed 24 Inches of vertical wall space. The applicant wishes to put up a wall sign that is 40 inches in vertical space requiring a 16-inch variance. The code also requires ground signs to be set back 20 feet from the road right of way. The applicant wishes to put up a ground sign that is 5 feet from the road right of way requiring a 15-foot variance.

Mr. Hansford asked who is here to speak to this tonight. Mr. Tom Yankovich of Ellet Neon Sales and Service, 3041 E. Waterloo Rd. in Akron representing the Human Bean which is located at 1713 E. Main St. Kent was sworn in. Mr. Yankovich described the sign to be 40 inches high with the stacked format style logo. Human Bean is a franchise with a modular building that is made in Atlanta and brought here. The wall sign is part of the building. The span of the wall sign allows for 90% of the width of the portion of the building, and this is only 60%.

Regarding the ground sign, Mr. Yankovich said that the right of way is very exaggerated. The sign is set back enough and smaller than the code allows. It does not block the view of traffic.

Mrs. Sessions said that this variance goes with the property, and asked the board if they would want a ground sign allowed in this location if this business was not there. Mr. Yankovich said that if the sign were any further back, it would not be visible, or possibly it would be blocked by parked cars.

Mr. Moneypenny asked if the sign is forward facing. Mr. Yankovich said it is perpendicular to S.R. 59.

Mrs. Sessions asked about the brightness of the sign and the hours that it will be lit. Mr. Yankovich said the sign will remain on from dusk to dawn. The background is opaque and will minimize glare.

Mr. Abell said Albrecht Brothers own this parcel. It is not a standalone parcel. He asked if they will add to the Acme sign. Mr. Yankovich said that the big Acme sign is for plaza tenants. Mr. Abell asked how the ground sign lines up with other signs by the right of way such as the bank. Mr. Yankovich said it is even with the other signs.

Mr. Ron Watson of 5241 Beverly Ave. NE Canton Ohio was sworn in. He is the CEO of Ohio Human Beans. The sign was placed by Environmental Design Company. The pad is actually 15 feet from the road.

Mr. Hansford opened up the meeting to public comment. Mr. Matt Proske of 6486 West Shore Dr. Kent was sworn in. Mr. Proske noted that there are three different ways to exit onto S.R. 59, so this should not be an issue.

Mr. Hansford moved to grant a variance of 16 inches to allow the applicant to install a wall sign that is 40 inches in vertical height. Mrs. Sessions seconded the motion. All board members voted yes.

Mrs. Sessions moved to grant a variance of 15 feet to allow the applicant to install a ground sign that is 5 feet from the road right of way. Mr. Money Penny seconded the motion. Mr. Money Penny voted no. All other 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.

7:30 Hearing:

At 7:30 p.m. an application by Matt Proske, 6486 Westshore Dr. Kent, OH representing the property located at the same address (parcel numbers 12-039-10-00-067-000 & 12-038-50-06-085-000) was heard for a variance to section 405.06 A.5. The code does not allow for an accessory structure in the R-1 zoning district to be larger than 768 square feet on lots less than 1.5 acres. The applicant wishes to build an accessory structure totaling 1920 square feet requiring a variance of 1152 square feet.

Mr. Hansford asked who is here to speak to this tonight. Mr. Matt Proske of 6486 West Shore Drive Kent was sworn in. There is no basement because he lives on the lake. He has four children, has three muscle cars to store and there just isn't enough space. There are several storage sheds on the property that he will get rid of that do not match the house and are in poor condition, and he would just consolidate into this one new building with a solid foundation.

Mr. Abell asked if the accessory building can go on one parcel. Mr. Proske said no, the two parcels are too narrow. The lot line goes right through the house. Mr. Abell said it is impossible to consider setbacks, and the building department would never issue a permit,

and said Mr. Proske should consider consolidating the two lots. His house was built in 1928, and remodeled in the 1985.

Mrs. Sessions asked if he would still need the variance if he consolidated the lots. Mr. Ciccozzi said yes. Mrs. Sessions asked if the square footage of the new structure will be the same as the three accessory structures that he is getting rid of. Mr. Proske said yes. Mr. Proske added that he is planning to rotate the building so he does not obstruct his neighbors view of the lake.

Mr. Hansford opened up the meeting to public comment. There was no public comment.

Mr. Abell said he is not comfortable voting on this unless Mr. Proske combines the lots. He recommends continuing this hearing so Mr. Proske can work with Portage County Regional Planning and a surveyor on the lot combo and also to get a site plan prepared.

Mr. Abell moved to continue this hearing until the property owner returns with consolidated lots and a site plan. Mrs. Sessions seconded the motion. All board members voted yes.

Next Meeting: The next meeting is scheduled for June 13, 2022 at 7:00 p.m. if an application should be submitted.

Adjournment:

The hearing was adjourned at 7:52 pm.

Respectfully submitted,

Jenny August
Secretary, Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford