

Franklin Township, Portage County  
Board of Zoning Appeals  
March 8, 2021

Present: Chair David Hansford, Glenn Russell, Marilyn Sessions, Justin Moneypenny, Board Members; Joe Ciccozzi, Zoning Inspector; Jenny August, BZA 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 Richard Wise, 7698 Diagonal Road Kent, OH for the property located at 7698 Diagonal Road (parcel number 12-075-00-00-011-000) was heard for a variance to section 310.04.A where the minimum 45-foot front yard depth is required. The applicant requested a 20-foot variance so they can build a garage that is 25 feet from the right of way.

Mr. Hansford asked who would like to speak to this tonight. Mr. Richard Wise of 7698 Diagonal Road Kent was sworn in. He shared the original 1967 drawings showing a two-car garage. He would like to double it to make a four-car garage. Many neighboring homes are already within the 45-foot front yard depth, so this would not be unlike the neighbors.

The Board had no questions for Mr. Wise, but elected to review the standards for an area variance; A- yes, B- yes, C- No, D- No, E- yes, F-yes, G- yes.

Mr. Hansford opened the meeting to public comment. Mr. David Spencer of 7717 Diagonal Road Kent was sworn in. He likes having the Wise's as neighbors and they take good care of their property. He thinks a 40-50% variance is a lot. Mr. Wise doesn't have a lot of room. Mr. Spencer does not object as long as it is for single residential use. Mrs. Sessions asked Mr. Wise if he intends to use the garage for business. Mr. Wise said it is only for personal storage.

Mr. Russell moved to grant a 20-foot variance which would allow the applicant to construct a garage addition that is 25 feet from the right of way. Mr. Moneypenny seconded the motion. All Board members voted yes. The variance 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.

**Approval of Minutes:** The "next meeting" date was incorrect. It should have been March 8. Mr. Hansford moved to approve the minutes as amended from the February 8, 2021 meeting. Mrs. Sessions seconded the motion. All voted yes. The meeting minutes were approved.

**Next Meeting:** The next meeting is scheduled for April 12, 2021 at 7:00 p.m.

**7:15 Hearing:**

At 7:15 p.m. an application by Ezzi Signs, Inc. 16611 West Little York, Houston, TX 77084 representing Hutton ST 17, LLC 736 Cherry St. Chattanooga TN 37402 for the property located at 1830 East Main Street (parcel number 12-022-00-00-067-000) was heard for a sign variance to section 700.04.A.2. The code allows for 24" of vertical wall space, and the applicant was requesting a 40-inch variance for two wall signs, and a 72 inch and a 24-inch variance for the two Mod Drop logo signs.

Mr. Hansford asked who was here to speak to this tonight. Ms. Christina Cicack, representing Ezzi Signs Inc., 16611 West Little York, Houston, Texas was sworn in. Also joining by telephone is Naeem Hussein, the President of Ezzi Signs. Ms. Cicack explained to the Board that there will be seven signs, three of which meet code requirements. There is a lot of open space in the area, which is part of a large parking lot. This logo attracts business. Modwash is a national brand. There are over 30 locations going in this year. There are two different signs going in at the entrance and exit. The sign at the entrance is 8 feet and the sign at the exit is 4 feet. These are the reason for the 72" and 40" variance requests. They also have two signs with a "stacked" logo that is 5'4", for each side of the building.

Mr. Russell is very concerned about the size. He thinks they are too big. The signs are all lighted. Ms. Cicack said driving down the street, these signs are hard to see. Mrs. Sessions expressed concerns about the signs shining light into the neighboring apartments at night. Ms. Cicack said the signs are all on timers and they can work with the township on that. Mr. Moneypenny noted that Arby's had to reduce the size of their signs. Ms. Cicack agreed to reduce the 8-foot sign to 4 feet. Most lights dim at closing, but they do leave some lighting for security reasons. Mr. Hansford asked what the hours of operation will be. Ms. Cicack said 8:00 am to 8:00 pm. With staffing during hours of operation. The lumens can be reduced from 3,000 to 1,500. The lights on the west side by the apartments can be turned off at 8:00 pm. After discussion and compromise, Ms. Cicack agreed to eliminate the sign (A2) on the west side. All of the lights are to be on timers and dimmers.

There were no comments from the public.

Mr. Russell moved to grant a variance of 40 inches for a wall sign # A1, eliminating sign A2 on the west side, with timers and dimmers required on all signage as per page 2 of the attached Ezzi Sign application. with a second from Mr. Hansford. Mr. Moneypenny voted no; all Board members voted yes. The motion was approved.

Mr. Money Penny moved to grant a variance of 24 inches for the Mod Drop logo changing the 8' sign to a 4' sign (sign C) of the attached Ezzi application page 2, and requiring timers and dimmers for each sign. with a second from Mr. Russell. All Board members voted yes. The motion was approved.

Mr. Hansford moved to grant a variance of 24 inches for the Mod Drop logo for a total size of 48" (sign D) as per page 2 of the Ezzi application, and requiring timers and dimmers on all signs, with a second from Mr. Money Penny. 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 8:20 pm

Respectfully submitted,

Jenny August  
Secretary, Board of Zoning Appeals

Approved as submitted:

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Chairperson, David Hansford

Approved as amended:

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