

Franklin Township, Portage County
Board of Zoning Appeals
November 9, 2020

Present: Chair David Hansford, Glenn Russell, Marilyn Sessions, 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 Jeff Gilger of Express Wash Concepts, 13375 National Rd. SW Suite D Etna OH 43068 representing Kent Real Estate Holdings, LLC 1062 Ridge St., Columbus OH 43215 for the property located at 1811 E. Main St. Kent. (parcel number 12-021-00-00-023-002) was heard for a permitted conditional use in a C1 district – a car wash. In addition the applicant is requesting a variance to Section 320.04.C which requires a minimum rear yard depth of twenty-five (25) feet. The applicant wishes to construct the car wash with a rear yard depth of ten (10) feet.

Mr. Hansford asked who would like to speak to this tonight. Mr. Jason Fenton of 13375 National Road Etna Ohio was sworn in. Mr. Fenton was filling in for Mr. Gilger this evening. Mr. Fenton said they currently have two open locations in northeast Ohio, and three that are under construction. They would like to build behind Raising Cane's. They are requesting allowance of a conditional use in C1 zoning district, and they are asking for a rear lot variance.

Mr. Hansford said that per the site plan, it is 8.4 feet to the dumpster enclosure. Zoning Inspector Joe Ciccozzi said the variance is to the actual structure. Mr. Russell asked if they have three lanes going into the queue. It seemed to him that it was an awful lot being crammed into such a small space. Mr. Fenton said yes, it is the same size as Cleveland's, and we try to stay similar. Mrs. Sessions asked how many attendants they will have. Mr. Fenton said there will be two or three. He added that their design has plenty of lighting and landscaping.

Mr. Hansford read the standards for a use variance. A- yes, B- yes, C- yes, 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. Hansford moved to allow for a car wash to be considered a permitted conditional use in a C-1 district. Mr. Russell seconded the motion. All Board members voted yes. The motion was approved.

Mrs. Sessions moved to grant a variance of fifteen (15) feet which would allow the applicant to construct a car wash with a rear yard depth of ten (10) feet. Mr. Money Penny se-

conded the motion. Mr. Russell voted no, and all others 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.

7:15 Hearing:

At 7:15 p.m. an application by Donald L. Williams III, 6551 West Shore Dr. Kent for the property located at 1842 Brady Lake Rd Kent (parcel number 12-039-00-00-036-000) was heard for a variance to Section 313.03.C which requires a minimum lot frontage of fifty (50) feet. The applicant wishes to construct a home with a lot frontage of 20.16'.

Mr. Hansford asked who was here to speak to this tonight. Mr. and Mrs. Donald and Melissa Williams of 6551 West Shore Drive in Kent were sworn in. Mr. Williams said this was his father's property consisting of about five acres. They would like to construct a single family home. The issue they have is the driveway. It is their only frontage and it is just over 20 feet wide. The driveway portion of the property is surrounded by other family member's homes.

Mr. Russell asked if the driveway is unobstructed in any way for emergency service vehicles. Mr. Williams said yes. Mr. Hansford wants to make sure it stays as a single family home.

Mr. Hansford read the standards for an area variance. A- yes, B- no, not on 5 acres, C- no, D- no, E- yes, F-no, G- no, H- yes.

Mr. Hansford opened the meeting to public comment. Mr. Eric Ryberg of 1865 Brady Lake Road was sworn in. He has no opposition to this request.

Mr. Russell moved to grant a variance of 29.84 feet which would allow the applicant to construct a home with a lot frontage of 20.16 feet for this owner only, and it must be single family use. 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.

Next Meeting: The next meeting is scheduled for December 14, 2020 at 7:00 p.m.

Approval of Minutes: Mr. Hansford moved to approve the minutes as presented from the October 12, 2020 meeting. Mr. Moneypenny seconded the motion. Mrs. Sessions abstained. All others voted yes. The meeting minutes were approved.

Adjournment: The meeting was adjourned at 7:33 pm

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford