

Franklin Township, Portage County
Board of Zoning Appeals
December 14, 2020

Present: Chair David Hansford, Glenn Russell, Marilyn Sessions, Shawn Martin, 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 Richard Lawson, 6340 Lakeview Dr. Ravenna OH 44266 representing Paul Swigart Jr, 2031 Merrill Rd. Kent for the properties located at the corner of Brady Lake Rd. and Park Ave. (parcel numbers 12-038-70-16-159-000, 12-038-70-16-160-000 and 12-038-70-16-161-000) was heard for variances to Section 405.06.A which requires accessory buildings to have a principal building, Section 405.06.A.2.a which limits the accessory building to a gross floor area of 768 square feet and Section 405.06.A.6 which limits accessory buildings to sixteen (16) feet in height. The applicant wishes to construct an accessory building without a principal building, with an area of 1600 square feet and height of twenty-one (21) feet.

Mr. Hansford asked who would like to speak to this tonight. Mr. Richard Lawson of 6340 Lakeview Drive Ravenna was sworn in. He informed the Board that he would like to build a 40 x 40 foot pole building with 14 foot sidewalls and a pitched roof, which would make the height 21 feet. This is only for personal storage.

Mr. Russell asked if he is planning on purchasing this property. Mr. Lawson said yes. Mr. Hansford said that these are buildable lots, and asked if he will re-plat the three lots for this building. Mr. Lawson said yes.

Zoning Inspector Joe Ciccozzi said Pearl Street is only a road on paper, and it goes through this property and would need to be vacated.

Mr. Hansford opened the meeting to public comment. Mr. Robert Wiggins of 4035 Harden Rd. Ravenna was sworn in. He was here to represent Apollo Sales at 6500 Lakeview Drive. He is business partners with Jeffrey Kegg and he would like to share his opinion and address the variances that are being requested. He has issues with all three variances. The proposed structure is directly west of their party center. They have invested \$300,000 in their business, and a storage building will reverse the beautification of the community. 40 x 40 is pseudo commercial. Mr. Wiggins said he named his building Parkside because it faced the park, not a big pole building.

Paul Swigart Junior of 2031 Merrill Ave. was sworn in. He stated that this was a commercial lot that was changed to R-1 without his approval. Mary Organ, Chair of the Zoning Commission told him to write a letter to the township with his concerns. It has been commercial for 50 years. Currently, there is a well there. The well field is in the center of

Pearl Street. He thought it was supposed to stay commercial like it was when he bought it 7 ½ years ago. He said they are all trying to fix up the Brady Lake community.

Mr. Hansford read the standards for a use variance. A- yes, B- yes, C- yes, D- no, E- yes, F-Yes, G- yes and no.

Zoning Inspector Ciccozzi said he received a call from Charles France stating that he is opposed.

Mr. Jeffrey Kegg of 7561 Westlake Blvd. Kent was sworn in. He is Mr. Wiggins business partner. In the last 18 months they have put a lot of work into their building. Brady Lake is in the early stages of renaissance. Brady Lake is a hidden “diamond in the rough”. In conclusion, they believe Brady Lake needs strict code enforcement and this building would not be beneficial to the neighborhood.

Mr. Russell agreed that this building does not belong there as proposed, and this is Franklin Township. Mr. Martin asked if there is a possibility of reducing the size of the structure. Mr. Dawson said no.

Mr. Hansford moved to allow the applicant to construct an accessory building without a principal building. Mr. Russell seconded the motion. Mrs. Sessions abstained, and all others voted no. The motion failed. There was no reason to consider the other variances.

7:15 Hearing:

At 7:15 p.m. an application by Garrett Poorman of G&G Lighting, 12269 Shaffer Rd. Swanton OH 43558, representing Kent Real Estate Holdings LLC, 1062 Ridge St. Columbus OH 43215 for the property located at 1821 E. Main St. Kent (parcel number 12-021-00-00-023-003) was heard for a variance to Section 700.04.A.2 which limits wall signs to 24” of vertical wall space. The applicant wishes to construct a wall sign that is 72” in height.

Mr. Hansford asked who was here to speak to this tonight. Garrett Poorman of G&G Lighting, 12269 Shaffer Rd. Swanton OH 43558, representing Kent Real Estate Holdings LLC, 1062 Ridge St. Columbus OH was sworn in. He said the wall sign needs the extra height due to the Arby’s hat logo. They are offsetting the request by not using 90% of the allowable width, and not using a standalone sign. The request is basically to use the standard logo. Mr. Hansford asked the location of the signs. Mr. Poorman said they would like to put a sign on the left side facing Canes Chicken, and one above the entrance. This is their standard layout format. The Portage County Building department has approved it. The hat is by every entrance. Mr. Russell asked if the hat can be reduced in size. Mr. Poorman said it could not, but would consider reducing the side sign down to 48” X 53” from 72” tall. They really want to keep the bigger one in front since there is not going to be a free standing sign by the street. Mr. Russell understands, and notes that the township is trying to reduce the visual competition in lights and signs.

Mr. Hansford noted that there is a six foot drop in grade from the street. Mr. Martin said he would agree to the bigger sign in front with the smaller sign on the side.

There were no citizens for public comment.

Mr. Hansford read the standards for an area variance. A- yes, B- yes, C- no, D- no, E- yes, F-yes, G- yes.

Mrs. Sessions moved to grant a variance of 48 inches which would allow the applicant to construct a wall sign that is 72" in height, and not to exceed 80" wide facing the south wall, and the west wall sign size to be 48" tall x 53" wide. Mr. Martin 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.

Approval of Minutes: Mr. Hansford moved to approve the minutes as presented from the November 9, 2020 meeting. Mr. Russell seconded the motion. Mr. Martin abstained. All others voted yes. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for January 11, 2021 at 7:00 p.m.

Adjournment: The meeting was adjourned at 7:51 pm

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford