

Franklin Township, Portage County
Board of Zoning Appeals
June 11, 2018

Present: Chair David Hansford, Marilyn Sessions, Glenn Russell, Shawn Martin, and alternate James Henry, Board Members; Sam Abell, Zoning Inspector; Joe Ciccozzi, Assistant Zoning Inspector; 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 Alexander Barba, 6358 St. Rt. 225 Ravenna OH 44266 representing KNT Associates, 32813 Middlebelt Rd #A Farmington MI 48334 for the property located at 1679 E. Main St. Kent (parcel number 12-022-00-00-062-006) was heard for a variance to Section 700.04.A.2 which limits wall signs to no more than twenty-four (24) inches in height. The applicant wishes to erect a wall sign that is 32" in height.

Mr. Hansford asked who is here to speak to this tonight. Mrs. Sarah Barba of 6358 St. Rt. 225 Ravenna was sworn in. Mrs. Barba informed the Board that they did not realize that there were limitations on the size of signs when they ordered theirs. It took them one year to save up for it and the sign company never mentioned zoning restrictions. They are not asking for a variance in width, just height.

Mr. Russell asked what the total height of the sign is from top to bottom including the spacing in between the letters. He was concerned that an eight inch variance would not be correct. Mrs. Barba only knew that the letters were 16 inches tall and there were two rows.

Mr. Hansford reviewed the Standards for a Variance:
1-yes, 2-no, 3-no, 4-no, 5-yes, 6-yes, 7-yes.

Mr. Martin noted that since this sign is in a plaza and not along the roadway it is more palatable to grant approval. The Board agreed.

Mr. Russell said the only way he thought they could allow this variance is if the two rows of lettering touched with no gap between the rows. Mrs. Barba said that could be done.

Mr. Hansford asked if anyone in the audience would like to comment. Nobody spoke.

Mr. Russell moved to allow a variance of 8 inches in height for a wall sign with a second from Mr. Martin. 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.

7:15 Hearing:

At 7:15 p.m. Mr. Kevin Smith, 848 Hudson Road Kent representing Gene Veronesi, 20100 Van Aken Blvd., Beachwood OH 44122 for the property located at 1655 East Main St. Kent (parcel number 12-022-00-00-061-002) appeared before the Board for a one year review of the granting of a 2:30 am closing time for the Campus Wine Cellar.

Mr. Hansford asked who is here to speak to this tonight. Mr. Kevin Smith of 848 Hudson Road Kent was sworn in. Mr. Smith informed the Board that one year ago the Board granted a 2:30 am closing time for their business. It is time for the one year review. In his opinion, everything is going well and there have been no issues. They close at midnight on Monday, Tuesday, and Wednesday nights and at 8:00 on Sundays usually even though they are allowed to stay open until 2:30 am every night.

Mr. Hansford asked Zoning Inspector Abell if he has received any complaints or heard of any problems. Mr. Abell said no. The business seems to be run well and very compliant.

Mr. Hansford asked if anyone in the audience would like to comment. Nobody was there.

Mr. Hansford moved to continue to allow the Campus Wine Cellar located at 1655 E. Main St. Kent the closing time of 2:30 am pending no change in ownership or serious complaints with a second from Mr. Martin. All Board members voted yes. The variance is 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 April 9, 2018 meeting. Mrs. Sessions seconded the motion. Mr. Martin abstained, and the remaining Board members voted yes. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for July 9, 2018 at 7:00 p.m.

Adjournment: The meeting was adjourned at 7:38 pm.

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford