

Franklin Township, Portage County
Board of Zoning Appeals
June 10, 2019

Present: Chair David Hansford, Glenn Russell, Justin Money Penny, Shawn Martin, alternate James Henry, Board Members; Sam Abell, 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 Joseph Bodnar, Aquila Architectural Group LLC, 701 Kathron Ave. Cuyahoga Falls OH 44221 representing Portage Regional Transportation Authority, (PARTA) 2000 Summit Road Kent for the property located at 2000 Summit Road Kent (parcel number 12-002-00-00-006-000) was heard for a new vehicle storage building to be added to a conditionally permitted use, namely a governmentally owned/operated building or facility. The Board was asked to verify that the site plan conforms to the provisions of Section 601.01.A and Section 601.01.B Subsections 2,3,4,5,7,8,1.

Mr. Hansford asked who is here to speak to this tonight.

Mr. Joseph Bodnar, President of Aquila Architectural Group LLC, 701 Kathron Ave. Cuyahoga Falls representing Portage Regional Transportation Authority (PARTA) was sworn in.

Mr. Bodnar explained to the Board that currently the fleet is stored outside and block heaters are used to keep engines warm. This will be a pre-engineered metal building built to drive through. There will be overhead entry and exit doors. The existing fencing and setback lines have been considered. There will be a few light transportation vehicles as well as the entire fleet of full size buses. There will be heat in the building, but no cooling. There will be water to the building for cleaning buses. Also, there is a 6 foot landscaping mound for screening.

Mr. Russell asked if there is anything between this proposed building and S.R. 261. Mr. Bodnar said that Kent State owns that property. It is a wooded marsh area.

Mr. Russell inquired about proper air movement and exhaust. Mr. Bodnar said there is decent air flow from the overhead doors as well as exhaust components, and there is alarm detection.

Mr. Hansford asked if this was the final site plan. Mr. Bodnar said yes, it is ready to be sent to the civil engineers. He noted that the only additional lighting will be some new wall lighting. Mr. Martin asked what is behind the property. Mr. Bodnar said just swamp and wetlands.

Mr. Bodnar reviewed his narrative of the provisions for conditionally permitted uses to

show that standards are compliant with section 601.01.A and 601.01.B. He added that the maintenance will continue to be performed in a previously approved building. This is just for storage and cleaning.

Mr. Hansford asked if anyone in the audience would like to speak to this.

Mekal Banyasz of 6556 West Shore Drive was sworn in. Her concerns were about adding more impervious surface to the lot. How are you going to preserve the drainage? Mr. Bodnar said some water will be absorbed through the base of the parking area, and there are two detention basins, and also a modified pond out front. They are currently harvesting storm water for washing the buses. Most detention is done on site. They are required to handle the storm water, so in three weeks they should be able to see if the civil engineers approve of the design. Ms. Banyasz also inquired about any possible future expansion. Mr. Bodnar said possibly a training pad in the southeast corner some day.

Mr. Russell moved to add new vehicle storage building to conditionally permitted uses, namely a governmentally owned/operated building or facility, and that this must satisfy the conditions in 601.01.A and 601.01.B pertaining to this use. Mr. Moneypenny seconded the motion. All Board members voted yes. The motion passes.

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. Henry moved to approve the minutes as presented from the May 13, 2019 meeting. Mr. Hansford seconded the motion. All Board members voted yes except Mr. Russell, who abstained. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for July 8, 2019 at 7:00 p.m.

Adjournment: The meeting was adjourned at 7:40 pm

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford