

Franklin Township, Portage County
Board of Zoning Appeals
December 4, 2017

Present: Chair David Hansford, Glenn Russell, Ann Hanna, Marilyn Sessions, and Shawn Martin, Board Members; Sam Abell, 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 Portage Area Regional Transportation Authority, 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 variance to section 700.04 which makes no provision for on-premise digital signs. The applicant was asking to replace an existing sign with a digital sign.

Mr. Hansford asked who is here to speak to this tonight. Mr. Frank Harriston, Marketing, Customer Service, and Civil Rights Director of PARTA. was sworn in.

Mr. Hansford asked about the dimensions of the sign. The sign is the same as the existing sign. Mr. Russell asked the purpose of the digital sign. Mr. Harriston said mostly to advertise the new CNG program that will be starting next spring. There will be electric car charging stations as well, all open to the public. Mrs. Session asked what the sign will look like. Mr. Harriston said it is similar to the one next door at the church. Ms. Hanna asked if the lettering will be non moving, or will it be flashing. Mr. Harriston was not sure. It has not been finalized yet.

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

Ms. Hanna moved to allow PARTA to replace their existing sign with an 88" x 33" digital sign, with the same restriction to apply as for off premise signs in section 700.05 of the Zoning Resolution with a second from Mr. Russell. All Board members voted yes. This 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 November 6, 2017 meeting. Mr. Russell seconded the motion. All Board members voted yes except Mr. Martin who abstained. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for January 8, 2018 at 7:00 p.m.

7:15 Hearing:

At 7:15 p.m. an application by Peak Construction, 491 Tacoma Ave. Tallmadge, 44278 representing Dan Ray, 7279 Hudson Rd., Kent for the property located at 7279 Hudson Rd. (parcel number 12-066-10-00-045-001) was heard for a variance to section 303.4.C which requires a minimum side yard width of twelve (12) feet. The applicant wishes to construct a car port that will be five (5) feet from the side yard lot line.

Mr. Hansford asked who was here to speak to this tonight. Mr. Phillip Foster of Peak Construction, 491 Tacoma Ave. Tallmadge was sworn in. He is constructing a carport for the Rays. This will be 25' by 20'. The front will be open, with solid side and back walls that will adjoin the garage. They may add a few windows.

Ms. Hanna asked if it will be wide enough for two cars. Mr. Foster said yes.

Mrs. Sessions asked if he knows what the neighbors think. Nobody was in attendance.

Mr. Ray of 7279 Hudson Road in Kent was sworn in. He said he has spoken with the neighbors and they do not mind. He has always parked a vehicle there, but this would just get it out of the weather. The design matches the house and will look nice.

Mr. Hansford reviewed the Standards for an Area Variance; A-yes, B-yes, C-No, D-No, E-yes, F-yes, G-yes.

Mr. Hansford moved to grant a variance of 7 feet of the side yard lot line requirement in order to construct a 25' x 20' car port, 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.

The meeting was adjourned at 7:27 pm.

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford