

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

Present: Chair David Hansford, Glenn Russell, Marilyn Sessions, Justin Money Penny, and Alternate James Henry, 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 Jeffrey Kegg of Apollo Sales Consultants LLC, 7561 Westlake Blvd. Kent OH 44240 for the property located at 6500 Lakeview Ave Ravenna (parcel number 12-038-70-16-037-000) was heard for a conditional use where the intended business occupancy (rental space for weddings, life tributes, bridal showers, baby showers, sports award ceremonies, class reunions; etc). is not listed as a permitted use in the R1-C1 district. The facility will also be available to Alcoholics Anonymous meetings, Women's Auxiliary meetings, and community events.

Mr. Hansford asked who is here to speak to this tonight. Mr. Jeff Kegg of 7561 West Lake Blvd. Kent was sworn in. He provided the Board with some pictures of improvements that have been made so far to the old Brady Lake Village hall.

Mr. Rob Wigger of 4035 Harder Ave. Ravenna was also sworn in. They think they can make a contribution to the community and have a successful business venture. They plan to rent out the space for pre-reserved events with less than 100 people. There will be two areas of available space. The front part will be available for smaller events, but if there is a wedding or larger gathering, they could open up the back section to offer more room. There would never be two separate events at the same time. They would abide by sound ordinances with music going off by 10:00 pm, and closing by 11:00 pm. They are planning to open in August or September. This is their first stop, and then they can start getting permits with the county. They have 55 parking spaces and hope to not need to use any parking spots of the Brady Lake Road side of the building. They will have a carved, two sided wooden sign replacing the one from the village hall.

They intend to offer free use of the facility to community events such as Alcoholics Anonymous meetings and the Women's Auxiliary.

Mr. Russell asked if they will have food services. Mr. Wigger said there will not be an on-site kitchen, but hosts may have food catered or bring it in themselves.

Mrs. Sessions asked if they plan to apply for a liquor license. They do not, but people may bring their own and provide a bartender. If the event has more than 50 people and alcohol is served, they will hire a Sheriff to keep order.

Mr. Hansford opened the meeting to public comment. There was none.

Mrs. Sessions moved to allow a conditional use where the intended business occupancy is not listed as a permitted use in the R1-C1 district. Mr. Henry 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.

7:15 Hearing:

At 7:15 p.m. an application by Frank Smith, 1379 Mockingbird Dr. Kent, OH 44240 representing Campus Wine Cellar 1655 E. St. Rt. 59 Kent, OH 4424 (parcel number 12-022-00-00-061-002) was heard for a conditional use where the intended business occupancy (utilizing a food trailer) is not listed as a permitted use in the C1 district. Additionally the applicant wishes to alter an existing conditional use.

Mr. Hansford asked who is here to speak to this tonight. Mr. Kevin Smith of 848 Hudson Rd. in Kent was sworn in. The intention is to put a 40 X 45 patio out back with a food trailer. The wine tastings are going very well and people are asking for food, other than the snack food they currently offer. He plans to put in a walk in cooler on the patio also so they can run more taps. The patio in the back will be non smoking while smoking will be allowed on the patio out front. The back patio will not impede the driveway.

Mr. Hansford opened the meeting to public comment. Mr. Ernie Rutsky of 1690 Rugg Street, Kent was sworn in. Mr. Rutsky lives behind them with a wooded area separating. He has never heard noise from the business, and has never been bothered by lighting. He and his wife plan to stop by.

Mr. Russell moved to allow a conditional use of having a food trailer where the intended business occupancy is not listed as a permitted use in the C1 district. Mr. Moneypenny seconded the motion. All board members voted yes. The motion passes.

Mr. Henry moved to allow the applicant to alter an existing conditional use to add an outdoor patio per submitted sketch. Mr. Moneypenny 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 April 13, 2020 at 7:00 p.m.

Approval of Minutes: Mr. Russell moved to approve the minutes as presented from the February 10, 2020 meeting. Mrs. Sessions seconded the motion. All Board members voted yes. The meeting minutes were approved.

Adjournment: The meeting was adjourned at 7:42 pm

Respectfully submitted,

Jenny August
Administrative Assistant
Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford