

Franklin Township, Portage County  
Board of Zoning Appeals  
January 14, 2019

Present: Chair David Hansford, Marilyn Sessions, Glenn Russell, and Justin Money Penny; Board Members Sam Abell, Zoning Inspector; Joe Ciccozzi, Assistant 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 Altman, 2555 34<sup>th</sup> St. N.E. Canton OH 44705 representing Millersburg Retail, LLC of the same address for the property located at 2497 St. Rt. 59 (parcel number 12-036-00-00-012-000) was heard for variances to Section 700.04.A.2 which limits wall signs to twenty-four (24) inches of vertical wall space and Section 900.11.A.3.b.1 which requires parking lots to have no less than ten percent (10%) of the area landscaped. The applicant requested authorization to construct a medical office building with a wall sign that is 60 inches high and a parking lot with 5% interior landscaping.

Mr. Hansford asked who is here to speak to this tonight. Mr. Richard Altman of 2555 34<sup>th</sup> St. Canton was sworn in. He introduced the other members of their group that were in attendance; Mr. Lou Altman, also of Millersburg Retail, LLC, Lucas Moore of Hasenstab Architecture, Tim Ziga and Brian Lapolla of Akron Children's Hospital. The reason they are requesting the sign variance is because their logo is well known for the "Bambino" which exceeds the height limitations. The letters in the sign are conforming. The building will sit 295 feet from S.R. 59 and the sign must be seen from a long distance.

Mr. Altman explained why they were requesting the reduction in the landscaping requirement. There will be two retention ponds between the parking area and S.R. 59. The parking layout meets code requirements as far as number of spaces. At a later time, a planter may be added. There is a potential expansion area of 32 percent of the site. All of the expansion area is green.

Mr. Russell asked if they have any aerial photos. If the building is 295 feet back from SR 59, how far back is the green area? Mr. Altman did not have aerial photos, but noted that the retention ponds take up 100 feet between SR 59 and the parking area.

Mr. Hansford asked where the future expansion area was. Mr. Altman said it is on the west side. Mr. Hansford asked if they have plans for a sign by the street. Mr. Altman said yes, and the sign meets code. There is room for their sign as well as a sign for possible future tenants.

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

Mr. Tim Ziga representing Akron Children's Hospital, 1 Perkins Square, Akron was sworn in. He wanted to mention that the sign variance is just for the Bambino, which is their logo and very significant.

Mrs. Sessions asked how many people will be employed at this location. Mr. Lucas Moore of 2017 Mount Pleasant in Clinton Ohio was sworn in. He said there will be 15 doctors and 38 support staff employed here.

Mr. Russell moved to allow a 36" variance for the wall sign, with a second from Mr. Money Penny. All Board members voted yes.

Regarding the landscaping, Mr. Ziga said they were trying to focus the landscaping to the perimeters of the parking lot in order to minimize how far their patients would need to walk. They are just repositioning the landscape and making it more attractive. Akron Children's always makes sure they have room to expand if necessary, either for Akron Children's or another medical facility.

Motion to allow a variance to reduce the landscaped area requirements from 10% to 5% by Mr. Hansford, with a second from Mrs. Sessions. All Board members voted yes.

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 December 10, 2018 meeting. Mr. Money Penny seconded the motion. All Board members voted yes. The meeting minutes were approved.

**Next Meeting:** The next meeting is scheduled for February 11, 2019 at 7:00 p.m.

**Adjournment:** The meeting was adjourned at 7:17 pm

Respectfully submitted,

Jenny August  
Administrative Assistant  
Board of Zoning Appeals

Approved as submitted:

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Chairperson, David Hansford

Approved as amended:

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