

Jackson Township Board of Zoning Appeals

Meeting Minutes

April 14, 2016

Members present: Leon Vitale
Edward McDonnell-Recused and Mr. Lutz participate in the hearing
Daniel Creighton
Patrick Snyder
Charles Rohr
Richard Lutz-Alternate
Jared Singer-Alternate
Zoning Inspector: Joni Poindexter

Mr. McDonnell stated that he would recuse from the hearing therefore Mr. Lutz participated in place of Mr. McDonnell.

5:30 PM Appeal #2316 – HBOH, 4140 Old Stage Rd., Central Point, Oregon 97502 agent for 4215 Whipple LLC, property owner, 4215 Whipple Ave. NW, Canton, Ohio 44718 requests a variance to allow 6 back up waiting spaces per drive thru window where 8 waiting spaces are required per Art. VI Section 601.5 of the zoning resolution. Property located at 4215 Whipple Ave. NW, Sect. 24SE Jackson Twp. Zoned B-3.

Mr. Vitale read the file application, contents of the file and reason for the appeal into the record.

Mr. Vitale swore in those in favor:

Bryan Ashman, 1359 Market Ave. N, Canton, Ohio stated this is an open piece of property in Springbook Plaza next to the Veterinarian office. They are proposing a drive up coffee shop. The building is small and is not intended for any interior areas for seating. There are two drive-up windows for the building. Each isle has enough room for a 6 car back up where 8 cars are required. He doesn't think this would cause a traffic jam because with two windows there is enough room for 12 cars and if they did back up it would internal to Springbook Plaza. They have a small parking area consisting of 7 spaces for employees or if anyone wanted to walk up to the pick-up window they could do so.

Mr. Vitale stated that he noticed there was a patio and asked if people could sit at the patio and if anything other than coffee would be served.

Mr. Ashman stated the patio area is really for a pick up window access. He thinks they will only serve coffee but would refer the question to Mr. Watson.

Mr. Rohr asked if there would be any sales inside the building

Mr. Ashman stated he doesn't believe so but would refer the question to Mr. Watson.

Mr. Ron Watson, 5241 Beverly Ave. NE, Canton, Ohio stated there is nowhere for people to sit and they will serve smoothies and tea as well.

Mr. Vitale asked Mr. Watson if he thought cars would back up.

Mr. Watson stated that it takes about 45 seconds for coffee and 60 seconds for a smoothie to be served so he doesn't think cars would back up. The hours would be 5 AM to 9 PM.

They are leasing the land. There are planters with trees around the site so they were only able to lease what they were given.

Mr. Vitale stated the drive lane heads south past the clinic and it kind of jogs toward the parcel, but it looks like there might be enough room to move the planters, but it would be expense to move things.

Mr. Watson stated the main road is on the east side of the clinic and their building.

Mr. Vitale stated he thinks 45 seconds for a cup of coffee would keep the traffic moving. He doesn't have a huge problem with the variance.

No one else spoke in favor of or in opposition to the appeal.

Mr. Ashman stated if they added one more vehicle in each lane it would be partly in the isle on the west side which is not heavily traveled so it would not affect the traffic but would be beyond the easement area.

Mr. Creighton asked if any signage is planned to caution people regarding traffic.

Mr. Ashman stated not that he is aware of at this time.

Mr. Vitale closed the appeal to public input.

Mr. Rohr stated if there was only one window he would have an issue but with two windows there are really 12 spaces so he doesn't have any issues.

Mr. Snyder stated that he agreed with Mr. Rohr and didn't have a problem with the appeal.

Mr. Lutz stated the only concern he had was if they could expand but with the islands he understands them not wanting to change those and if they were to push them out it would be more detrimental to traffic flow.

Mr. Vitale stated looking at the plaza he would be shocked if cars backed up with 45 seconds to serve coffee. He has no problem with the appeal.

Mr. Creighton made a motion to approve appeal #2316 as requested and Mr. Rohr seconded the motion.

The vote was: Mr. Rohr-yes, Mr. Snyder-yes, Mr. Lutz-yes, Mr. Creighton-yes, and Mr. Vitale-yes.

Mr. Rohr made a motion to approve the meeting minutes from the February 25, 2016 meeting and Mr. Creighton seconded the motion.

The vote was: Mr. Rohr-yes, Mr. Snyder-yes, Mr. McDonnell-yes, Mr. Creighton-yes, and Mr. Singer-yes.

Mr. Creighton made a motion to adjourn the meeting and Mr. Rohr seconded the motion

The vote was: Mr. Rohr-yes, Mr. Snyder-yes, Mr. McDonnell-yes, Mr. Creighton-yes, and Mr. Vitale-yes.

Respectfully submitted,

Joni Poindexter
Zoning Inspector