

The regular meeting of the ROOTSTOWN ZONING BOARD OF APPEALS was held on Tuesday, October 20, 2015 at 7:00 P.M. at the Rootstown Town Hall.

Those present:

Troy Cutright
Patricia Saillant
Jennifer Milnes
Gary Slocum
Robert Stefanik

Those absent:

Derek Ball
Shaun White

Also in attendance:

Zoning Inspector, Mark Tirpak
Assistant Zoning Inspector, Jordan Michael

Mr. Cutright called the meeting to order. Mr. Cutright introduced the Board members and explained the evening's procedures.

The one item on the agenda was an application for a Conditional Use Permit (CUP) for drive-thru modification on property in a C-2 district located at 4190 Lynn Road, submitted by:

James J. Ptacek
12506 Edgewater Dr. Suite 10
Lakewood, OH 44107

Mr. Cutright swore in Mr. Ptacek.

Mr. Ptacek said the current drive-thru is a single lane, and they would like to expand to two lanes and two order points that feed back into one lane.

Ms. Saillant asked if they are just adding a lane and not tearing anything down. Mr. Ptacek said that's all that needs to be done at this point. Ms. Saillant asked if pedestrians will cross in front of the lanes like they are now. Mr. Ptacek said they will come through the same set of entrance doors. It is a little more clear because it will be pavement without all the islands. Ms. Saillant asked if there will be anything new such as lighting. Mr. Ptacek said only the upgraded equipment will be new. Some parking spaces in the back will be lost.

Mr. Cutright swore in the following people:

Dave Gnatowski, 2 Easton Oval Suite 200, Columbus, OH 43219
Carl Blickle, 3315 Shade Rd., Akron, OH 44333

Mr. Gnatowski said the project takes about three weeks.

Mr. Stefanik had no questions.

Ms. Milnes asked if these changes will encroach onto State Route 44 or any other road. Mr. Ptacek said no, everything is working within the edges of the pavement.

Mr. Slocum had no questions.

Mr. Cutright asked the audience if there were any questions, comments, or concerns. Ron

Knapp, 3992 Sappwood Dr., Ravenna, OH 44266 was sworn in. Mr. Knapp asked how many parking spots they are eliminating. Mr. Ptacek said the original site had 77, and this reduces it to 60, so a loss of 17 total. This does not include the truck parking spots.

Resolution ZBA 2015-012. Ms. Milnes made a motion to grant the Conditional Use Permit as written for Zoning Resolution 350.03 C5, for the drive-thru modification. Ms. Saillant seconded it. A vote was taken as follows: Slocum – Yes Milnes - Yes Stefanik - Yes Saillant - Yes Cutright - Yes. The motion carried by a vote of 5/0.

The minutes for the August 18, 2015 meeting were journalized.

Mrs. Saillant made a motion to adjourn. It was seconded by Ms. Milnes.

Mr. Cutright adjourned the meeting.

Troy Cutright, Chairman
ROOTSTOWN ZONING BOARD OF APPEALS

Jordan Michael, Interim Secretary
ROOTSTOWN ZONING BOARD OF APPEALS