

The regular meeting of the ROOTSTOWN ZONING BOARD OF APPEALS was held on Tuesday, November 19, 2013 at 7:00 P.M. at the Rootstown Town Hall.

Those present:

Troy Cutright  
James Manion  
Jennifer Milnes  
Tom Giovagnoli

Those absent:

Patricia Saillant  
Derek Ball

Also in attendance:

Zoning Inspector,  
Assistant Zoning Inspector, Van Black  
ZBA Secretary, Mary Ann Greer

Mr. Cutright called the meeting order. Mr. Cutright introduced the Board members and explained the evenings' procedures.

The first item on the agenda was an application for a Conditional Use Permit (CUP) from Section 350.03, G, 5 for property located at 4838 South Prospect St. in a C-2 District submitted by:

Boso Rentals  
4156 Summit Road  
Ravenna, OH 44266

Mr. Cutright swore in Jerry Boso, 4156 Summitt Rd, Ravenna, Mark Keen, 754 Beegee Dr., Tallmadge, Ohio, Earl Thompson, 4850 S. Prospect, Judy Thompson, 4850 S. Prospect, and Jim Mahood, Zoning Inspector.

Mr. Boso said the building was renovated 5 years ago. The last 5 years it has been a mechanical service. My client moved out 2 years ago. Then it became a warehouse for a new corvette and a motor home until 32 months ago. He has gotten quite a few applications on this store but choose one. He occupies one section, an auto garage another and the vacant one would become a fitness center.

Mr. Mahood said the unit was 1600 square feet not the building so when you take in the parking situation you have to base it on the unit not the entire building.

Ms. Milnes said Mr. Boso was asking for a fitness center. Mr. Boso said yes that was right. Ms. Milnes questioned if this was going to be like a 24 hour gym where people would be going in and out at all hours of the day and night. Mr. Boso said no. Ms. Milnes asked if the existing structure conforms to zoning. Mr. Mahood said it complies with the zoning the day it was built, the standards have changed.

Mr. Manion had just one question. The actual size of the building is 1600 square feet, what are the dimensions? Mr. Boso said the unit they were talking about tonight was 1600 square

feet. The building as a whole was 5000 square feet. Mr. Cutright said on the map the unit was 40 x 40.

Mr. Giovagnoli said that even though it falls under a fitness center, was Mr. Boso calling it a yoga center. Mr. Keen said basically it would be a variety of different type's fitness. He said it would be more like a one on one training center. Mr. Giovagnoli asked if there were set hours of operation. Mr. Keen said the hours would be in the neighborhood of 7: 00 A. M. to 10: P.M. Mr. Giovagnoli started to ask about the parking on the map. Mr. Mahood stated that \business was only required to have 8 parking spaces. Mr. Giovagnoli said he saw where there was space for future parking and he asked Mr. Boso if that was going in. Mr. Boso said that wasn't going to happen right now. Mr. Boso said he had a variance to build a 40 x 84 building there and there would be room in the back to park cars when that time comes.

Mr. Cutright asked if it was going to be open 7 days a week. Mr. Boso said it was. Mr. Cutright asked if there was going to be any additional lighting. Mr. Boso said just the overhead light that has been there 20 years.

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

Mrs. Thompson asked if this was going in the building that Mr. Boso had already. She was shown where it was going to be in the existing building.

Mr. Thompson wanted to know if Mr. Boso was going to build on the front or back. He had no objection to a fitness center going in there.

Mr. Giovagnoli asked if there was going to be showers in there. Mr. Keen said not right now maybe later. Mr. Giovagnoli asked if there female/male restrooms. Mr. Keen said there was just one single one.

Mrs. Thompson asked if the hours would be any later than 10:00. Mr. Cutright said the Board could put conditions on the CUP.

Resolution ZBA 2013-010. Mr. Giovagnoli made a motion to grant the Conditional Use Permit from Section 350.03, G, 5 for a fitness center with the following conditions: Hours 6:00 A.M. to 10:P.M. and open 7 days a week. Mr. Thompson reminded the Board about the wellness center that would be going in at NEOMED. He said it would be free to everyone. Mr. Giovagnoli said it would be open to the public but would not be free. Ms. Milnes seconded it. A vote was taken as follows: Manion – Yes Milnes - Yes Giovagnoli – Yes Cutright – Abstain. The motion carried by a vote of 3/0/1.

Mr. Mahood informed the Board that he has resigned from Zoning Inspector. He will be helping out during while the Trustees get a new Zoning Inspector.

Ms. Milnes made a motion to adjourn the meeting. Mr. Giovagnoli seconded it.

Mr. Cutright adjourned the meeting.

Troy Cutright, Vice Chairman  
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