

<i>Held</i>	11010 E Washington Street	April 9, 2013	1
	<b>BZA-13-05v</b>		

**APPLICATION:**

**BZA13-05v, a use variance request submitted by Sal Russo, Agent for F.T. Associates from Schedule 4A.04(d). . .any use not listed shall not be permitted) for a proposed auto service center at 17790 Ravenna Road (PPN 01-064600) in a B-1A zoning district, Auburn Township Ohio 44023.**

**MEMBERS PRESENT:** LAURA BELLAR, ROBERT FREEBAIRN, KEVIN GRAHAM, BRIAN STEWART

**MEMBER ABSENT:** BROCKMAN, TOMSIC

**MEMBERS HEARING**

**THE CASE:** Freebairn, Bellar, Graham, Stewart

**DOCUMENTS**

**IN CASE FILE:** See Case File

The meeting proceeded to the next item on the agenda BZA-13-05v a use variance request submitted by Sal Russo, Agent for F.T. Associates from Schedule 4A.04(d). . .any use not listed shall not be permitted) for a proposed auto service center at 17790 Ravenna Road (PPN 01-064600) in a B-1A zoning district, Auburn Township Ohio 44023.

Sal Russo, as a representative for FT & Associates began to present this case. He explained that this 2.3 acre parcel of property is located to the north of the property that Auburn Township owns and is in the process of selling (Auburn currently has their property out for bid).

Mr. Russo commented that the Township's property is zoned for auto services. Mr. Russo also explained that FT has owned their property for a long time, they have paid for the sewer assessment and has been marketing the property to be sold. He further explained that there have been offers that have come and gone; but they currently have an offer on the parcel from Mr. Ken Ashba, who is here tonight.

He further explained that Mr. Asha has a bid in on the Township's property (he is the high bidder); and this request tonight is the first step in permitting the use on the FT property, using both lots, and getting an auto service station in Auburn Township.

Mr. Russo further commented that he thinks this proposed business venture is a great opportunity for Auburn Township. Mr. Ken Ashba has presented a fair offer that has been accepted by the FT & Associates partners. Mr. Russo indicated that the proposed use is keeping in line with the Township's zoning and the whole project is in keeping with what is intended for this area of the Township.

Mr. Stewart asked about the time line.

Mr. Ashba was sworn in, he explained that he was the high bidder on the Township's property and the Township is going through their due diligence in the sale. Mr. Ashba was told that he will soon have an answer from the Township regarding the sale. He indicated that he planned on removing the house from the Township's property. The station would be more on the FT property. He further explained that he has discussed with ODOT the ingress and egress for the property and was told that ODOT prefers the drives would be located as far north from freeway entrance as possible.

Mr. Ashba indicated that he currently has 3 stations which are located in Parkman, Claridon and Andover. He has also discussed how this station will look with BP. The new station in Auburn is proposed to be a state of the art facility, 4500 square feet with a

Held 11010 E Washington Street

April 9, 2013

2

~~BZA-13-05v~~

drive thru for food. He felt that the drive thru would be at the north side of the building, with the ingress and come out where the existing house is currently located.

Mr. Ashba stated that this facility will be nice—he further explained that he is big on landscaping, flowers and trees. The project will be neat and professionally landscaped.

Mr. Ashba further indicated that preliminary plans for the facility would have LED lighting and canopies. He explained that the station will create 14 to 24 part time jobs. The station would not be a 24/7 operation but it would be opened from 4AM until 10:00 PM.

Mr. Ashba also gave a brief history of the properties that are currently in the Auto Services zoning districts. He indicated that some of the properties do not have good visibility and some of the properties cost too much. He indicated that the FT and the Auburn property are the two parcels in the perfect location and offer great visibility from the expressway. Mr. Ashba also indicated that the Township property, which is zoned as Auto Services, has a gully on it and that portion of it is not usable for the project, but with the two parcels combined, there should be enough room for the project. He also indicated that he needs to create a storm water management area

Mr. Stewart asked Mr. Kitko about the property to the south of the Township's property. Mr. Kitko indicated that he felt there was no access to the property.

Mr. Stewart asked if there were any adjoining property owners present that would like to comment. Mr. Dennis Lupca, 11750 Washington Street indicated that he had concerns and indicated that this property is behind his back yard—he has 2 young kids, there is going to be noise, lights, and an outdoor PA system, he also had concerns about ground water and storm water runoff. A discussion took place regarding a retention pond. Mr. Ashba indicated that these issues would be addressed with his civil engineer.

Mr. Ashba also indicated that there would be no overnight parking, the pumps would open at 4 AM and he would try to arrange for fuel delivery only when the store is open. All other deliveries would be made during the day.

Mr. Stewart indicated that he felt it seems to be a good plan but that he would like to other drawings showing a combined piece of property, meaning the FT property and the Township property and the lot configuration for this parcel. Mr. Stewart further explained that he felt that it is premature at this point to make any decision since Mr. Ashba does not technically own the second piece of property (The Township property) that he wants for the project. Mr. Stewart stressed that he would also like to see more of a more detailed conceptual plan for the project.

Mr. Stewart explained that there were 4 members present at the meeting tonight. If a vote is taken tonight and there is a tie vote that a tie vote means a no vote. Mr. Stewart further explained that without a site plan for the whole project that includes both properties, instead of pictures of Mr. Ashba's other business, it might be in their best interest to recess the meeting for more information, particularly a good working site plan. Mr. Stewart felt that the Board should be able to see more information.

Fire Chief John Phillips indicated that he has no objection to the project as long as all life safety items were supplied.

Mr. Ashba commented that he intends to have the business up and running before the end of the year.

Motion by Brian Stewart to recess BZA-13-05v. The motion was seconded by Laura Beller. **Vote: Bellar: yes; Freebairn, yes; Graham, yes; Stewart, yes. The motion was passed.**

**RECORD OF PROCEEDINGS**  
TOWNSHIP BOARD OF ZONING APPEALS—REGULAR

835

Minutes of \_\_\_\_\_

Meeting \_\_\_\_\_

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Auburn Township Administration Building

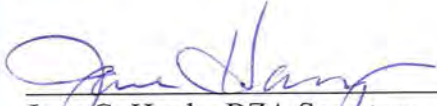
Form 6101

*Held* 11010 E Washington Street April 9, 2013 3  
~~BZA-13-05v~~

**The next meeting will be May 7, 2013.**

Minutes submitted by

Minutes Approved on:

  
\_\_\_\_\_  
Jane G. Hardy, BZA Secretary

June 11, 2013

\_\_\_\_\_  
Brian Stewart, Chairman