

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

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

Meeting \_\_\_\_\_

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Auburn Township Administration Building

Form 6101

Held 11010 E Washington Street May 14, 2013 1  
~~BZA-13-06v, BZA-13-07c and BZA-13-05v continued~~

**APPLICATION:**

**Continuation 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, LEWIS TOMSIC, SCOTT BROCKMAN

**MEMBER ABSENT:** NONE

**MEMBERS HEARING**

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

**DOCUMENTS**

**IN CASE FILE:** See Case File

The meeting was called to order by Brian Stewart at 7:00 PM. Roll Call was taken, all members were present. The Pledge of Allegiance was led by Lew Tomsic. The opening statement was read by Brian Stewart:

The meeting proceeded by swearing in those who were planning on testifying at the hearing.

The first item under Old Business was BZA-13-05v which is a use variance that was submitted by Sal Russo, Agent for F.T. Associates. This request had been recessed from the Board's previously meeting.

There was a quick summarization of the previous meeting and request that was submitted to allow an auto service station in a B1A retail zoning district.

It was noted that the Board was anticipating a new and more informative site plan. Mr. Russo commented that Mr. Ashba, who is under contract with Mr. Russo to purchase the property, was out of town and would not be able to attend the meeting; but Mr. Ashba is available by telephone if there were questions that needed to be answered.

Mr. Russo explained what he could regarding the new site plan. Several Board members had concerns with the plan regarding lot coverage, gas pump set back from the property lines, putting the station on the north lot rather than expanding on both lots as was previously discussed at April 9, 2013, meeting. A discussion took place regarding the plans for combining the two lots.

Mr. Russo indicated that he knows Mr. Ashba was still open to installing the screening and a privacy fence at the Lupca's property line to the north. Mr. Russo also noted that the building for the fuel and food sales and service was turned so that the back of the building was facing the Lupca's property. He also explained as well as he could about ODOT requirements for the ingress and egress access point for the properties.

Mr. Russo further explained that there is a proposed double sided island for cars to be serviced and an island for trucks to gas up, 2 trucks at a time. There are no plans for the trucks staying on the property at all. Mr. Brockman indicated that he felt too much was being crammed on the north lot and felt that the Board needed a more detailed plan to review.

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Mr. Graham commented that he thought that the Auburn Township property was to be part of the plan for the auto service station and that the plan presented today does not include the southern Township property.

Ann LaRue, 11749 Washington indicated that there is enough space on the two parcels and that the station does not have to be crammed on one.

Discussions took place regarding the shortcomings on the site plan presented. There was a lot of concern about the potential of requiring additional variances on the property and that would be a major concern to Board members.

Mr. Stewart commented that he would like to see some of the documents from ODOT regarding the proposed egress and ingress.

Heather and Dennis Lupca, contiguous property owner explained again their concerns with the project. Those concerns were their privacy, noise, lighting and how the noise will affect their handicapped child. They commented about the location of their home to the project. They also presented the Board with a letter from their child's doctor explaining the effect of noises on the child. The letter is in the case file and regulated by HIPA.

A comment was made about the Lupca family business on East Washington. Dennis Lupca commented that his family is not running a business from their property on East Washington any longer.

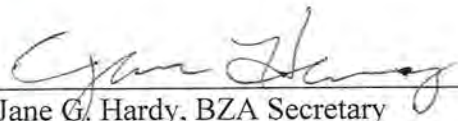
The Board felt that they still needed more information and a more detailed site plan so the general opinion was to recess the BZA-13-05v.

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

The meeting continued to the next item on the agenda which was BZA 13-06v and BZA-13-07c.

Minutes submitted by

Minutes Approved on:

  
Jane G. Hardy, BZA Secretary

June 11, 2013

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Brian Stewart, Chairman