

# Canfield Township Board of Zoning Appeals

April 24, 2023, 6:30 p.m.

Canfield Township Hall

**Meeting called by** Chairperson Knarr  
Recite *Pledge of Allegiance*

**Type of meeting** BZA Public Hearing

**Case Number** #23-04-BA

**Court Reporter**

**Agency**

In attendance: Mr. Knarr, Mr. Porinchak,  
Mr. Yosay, Mrs. Levine

Absent: Mr. Brooks, Mr. Schenker,  
Mrs. DeCapua

Others Present: Keith Rogers

This meeting is a Public Hearing and was advertised in the *Vindicator, an edition of the Tribune Chronicle*, on April 9, 2023 and is being recorded.

At this time the room was sworn in by the Mr. Knarr.

No minutes to approve.

## PUBLIC HEARING

**Summary of Application & Public Notice: Mr. Rogers, Township Administrator**

**CASE #23-04-BA, 6:30 p.m.**

The Township Administrator summarized the variance application and case:

The applicant, WetGo Portfolio III LLC, is requesting additional signage for the proposed car wash that will be constructed at 4373 Boardman-Canfield Rd. This request is being sought so that branding requirements can be met by WetGo. This variance falls under Section 505.05 (B)(1) of the Canfield Township Zoning Resolution.

Packets with all information pertaining to this case were mailed to board members on April 10<sup>th</sup> and letters to all neighboring properties were mailed on April 7<sup>th</sup>.

The hearing was turned over to Chairperson Knarr.

## DISCUSSION

Mr. Scott Brown, a representative of Ace Lighting, Avon, OH, whose company was contracted by WetGo for the signage project, explained, in detail, the sign locations and dimensions which included, wall mount signs identifying the following: name of business and logo, "free vac" spaces, café/market, directional signs, pricing marquee, and monument sign. Mr. Brown further

explained that this car wash project is considered a "brand" car wash meaning that each project is designed the same.

No one was in the room to speak either on behalf of or against the variance request. Mr. Knarr opened board discussion.

Mr. Porinchak addressed the number of signs for this project. Mr. Brown responded by saying that a majority of the smaller signs were directional and required. Mr. Knarr and Mr. Rogers expressed concern with the "free vac" signage being above the roof line of the building and suggested lowering the two "free vac" signs so that they mounted directly to the building below the roof line.

Mr. Knarr also stated that the monument sign should be six feet in height total whereas the current proposal is ten feet.

After the review and discussion, Mrs. Levine moved to accept the request with the following changes:

1. The "free vac" signs must be lowered to mount below building roof line and even with the signage on the southwest elevation,
2. The monument sign must be lowered from ten feet in height to six feet in height.

The additional wall mount sign, logo, directional signs, and pricing marquee are accepted as presented. Mr. Yosay seconded the motion.

Roll Call (an "aye" vote approves request with changes):

Mr. Porinchak	AYE
Mr. Yosay	AYE
Mrs. Levine	AYE
Mr. Knarr	AYE

The Board of Zoning Appeals voted to APPROVE the request with changes , 4-0.

Meeting adjourned at 7:20 p.m.

X

\_\_\_\_\_  
Dave Knarr  
Chairperson

X

\_\_\_\_\_  
Loran Brooks  
Vice Chairman

X

\_\_\_\_\_  
George Porinchak

X

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Bob Yosay

X

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Don Schenker

X

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Beth Levine  
Alternate