

Canfield Township Board of Zoning Appeals

June 26, 2023

6:30 p.m.

Canfield Township Hall

Meeting called by

Chairperson Knarr
Recite *Pledge of Allegiance*

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

Type of meeting

BZA Public Hearing
#23-06-BA

Absent: Mr. Brooks

Case Number

Court Reporter

Dena Crissman

Others Present: Traci DeCapua

Agency

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

At this time the room was sworn in by the court reporter.

The minutes of March 2, 2023 and April 24, 2023 were approved.

PUBLIC HEARING

Summary of Application & Public Notice: Mrs. DeCapua, Zoning Inspector

CASE #23-06-BA, 6:30 p.m.

The zoning Inspector summarized the variance application and case:

Michael Gilbert requested an area variance of 235 square feet UNDER the minimum square footage required of 950 square feet. The proposed business is 715 square feet.

All packets were mailed to the board on April 10, 2023.

The hearing was turned over to Chairman Knarr.

DISCUSSION

Mr. Gilbert of Compton Addy expressed his thanks to the board for the opportunity to be heard. He explained that the business in question is a coffee shop from the Minnesota area. He went on to explain that many businesses learned from the COVID experience that a smaller footprint with fewer employees was a workable and less expensive option to a full serve business. The need is for a compact space with no inside use.

There were no residents in attendance that opposed this request.

Mr. Knarr opened the floor to discussion.

Mr. Knarr asked for confirmation that this business was a drive-thru/walk-up only. Mr. Gilbert affirmed this question.

Mr. Porinchak asked if there would only be one entrance and exit out to Rt. 224. Mr. Gilbert answered that he is already in contact with ODOT regarding the curb cut permit. Mr. Knarr stressed that the Zoning Commission has nothing to do with the curb cut since it exits upon a state route. Mr. Porinchak asked about overflow and hours of operation. Mr. Gilbert replied that the coffee shop would operate during normal business hours and the parking lot was designed for overflow.

The Board discussed for a short time. Mrs. Levine motioned to accept the request as presented. Mr. Yosay seconded.

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

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

The Board of Zoning Appeals voted to APPROVE the request as presented, 5-0.

Meeting adjourned at 6:44 p.m.

X

Dave Knarr
Chairperson

X

Loran Brooks
Vice Chairman

X

George Porinchak

X

Bob Yosay

X

Don Schenker

X

Beth Levine
Alternate