

BOARD of ZONING APPEALS
MINUTES of MEETING
February 18, 2020
4:30 p.m.

Attendance: Dave Lundgren, Mike Aeling, Arnie Hirvela, Eddie Williams, Zoning Inspector Bill Hawley, Asst. Law Director William Morris, and Secretary Kim Palmer.

1. Election of Officers:

Hirvela nominated Lundgren as the new Chair with Aeling seconding; all are in agreement.

Hirvela nominated himself as Vice Chair with Aeling seconding; all are in agreement.

2. Minutes from the December 17, 2019 meeting:

Hirvela motioned to approve the minutes with Aeling seconding; unanimously approved.

Lundgren read the Board of Zoning Appeals procedures including the appellant recourse.

3. Tractor Supply – 2520 W. State St. – Appeal #20-001: Use variance for a propane refueling station located in a B-2 zone.

Bill Hawley, 504 E. Main St., was sworn in. Hawley noted that the third page of the Board packet should say hazardous material storage is “not” a permitted use in a B-2 zone. It would be a conditional use in an I-1 and permitted in I-2. The next zone away from I-2 is B-2. A propane refilling tank is proposed. This would allow citizens to refill propane tanks for items such as barbeque grills.

Lundgren verified that the Board has the authority to approve a non-permitted use. Hawley states this is an accessory to the permitted use therefore the Board would have that authority. Lundgren asks if other stations exist in the City. There is one on Freshley Avenue which is an industrial zone. It was also verified that Powers Oil, located on W. Main Street, is outside the City limits.

Per Hawley, the Fire Department is okay with the variance but would need to refer the project to the Chief Building Official for containment and placement.

Bob Kitchen of AmeriGas, 2400 S. Main Street, Akron, OH 44319, was sworn in. He works with Tractor Supply Company locations across the country. This store already has fencing and they will make sure there are crash posts installed. Kitchen also spoke with Fire Inspector Aumend and AmeriGas will follow Ohio Fire Code unless local codes override. He noted the tank can be shut off remotely.

Lundgren verifies with Kitchen that this system will be to refill primarily 20 pound tanks. The public will not re-fuel. Tractor Supply will be trained to re-fill tanks. The ability will be there to fill larger tanks but Kitchen does not anticipate much need.

Aeling states the drawing shows the system in front of the store. Kitchen states it should be in the back and he will research this with the manager from Tractor Supply. Lundgren feels it is much safer in the back with the remaining Board Members in agreement.

Hirvela made motion for conditional approval based on the system being installed in the rear of the building (to the west). Aeling seconded the motion. All are in agreement as long as it is in a fenced area at the rear of the building.

4. Other Business:

No other business. Lundgren motioned to adjourn with Williams seconding. Meeting adjourned at 4:50 p.m.