



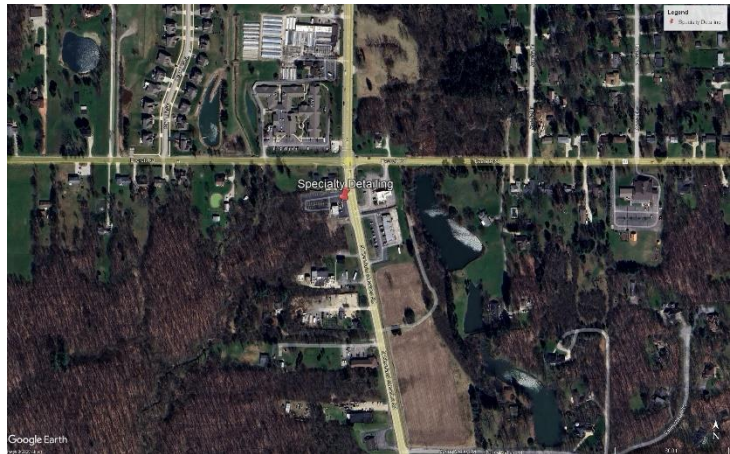
BATH TOWNSHIP BOARD OF ZONING APPEALS

March 18, 2025

Stephen Sinopoli of Specialty Detailing
 Conditional Use request for an Automotive service (minor) use for
 an automotive detailing business.

Case #: 25-07	Zoning: B-1
Applicant: Stephen Sinopoli	Adjacent Zoning: B-1 and Richfield
Property Owner: CHRISJEN LLC	Lot Size: 1.33 Acres
Address: 2432 N. Cleveland Massillon Rd.	Parcel: 0402281

Location/Property: Property is located approximately 200' south of the N. Cleveland Massillon Rd. and Everett Rd. intersection. To the north is the NuVue restaurant, to the east is Chase Bank, to the south is the Lund Equipment, and to the west is residential.



Site Description: The current site contains a commercial building that was most recently used at the Quality Automotive and the NuVue restaurant. The site is relatively flat and there are no environmental regulations on the site.

Proposal: The Applicant is proposing to utilize the southern building for Specialty Detailing which is an automotive detailing business.

Zoning Comments: The applicant requires Conditional Use approval per Article V, Table 502-1, Automotive service (minor) uses for Specialty Detailing which is an automotive detailing business.

Member	Present	Motion	Second	Yes	No	Abstain
JoAnne Bondi						
Nancy Fay						
Thomas Flynn (Chair) (Alt. 1)						
Tim Franklin						
Marci Frederick (Alt. 2)						
Jeff Kerr (V-Chair)						
Michael Mack						