

**PUBLIC HEARING**  
**BOARD OF ZONING APPEALS**  
December 14, 2017

The Austintown Township Board of Appeals held a Public Hearing on Thursday, December 14, 2017, at the Township Building, 82 Ohltown Road, Austintown, Ohio, for consideration of the following case:

**APPEAL CASE 2017-23-A-Fairbanks dba Voodoo Lounge.**

The following Board members were in attendance:

Mr. Robert Satterlee – Chairman  
Mr. Joe Koch – Vice-Chairman  
Mr. Michael Beaudis  
Mr. William Glaros  
Mr. James Mahoney

Chairman Satterlee opened the public hearing at 7:00 P.M. The following testimony was given under oath or affirmation. Court Reporter in attendance, complete transcript taken of the hearing.

Motion by Mr. Koch to approve the minutes of the public hearing held on February 23, 2017.

Seconded by Mr. Glaros.

Roll Call Vote: Mr. Glaros – Yes; Mr. Mahoney – Yes; Mr. Beaudis - Yes; Mr. Koch – Yes; and Mr. Satterlee – Yes.

**APPEAL CASE 2017-23-A**

MFairbanks, LLC, 4740 Mahoning Avenue, Austintown, Ohio, 44515, appeals from the decision of the Austintown Township Zoning Inspector and requests a conditional use permit from the terms of Article XI-Business B-2 District, Section 1102-Conditionally Permitted Uses, Paragraph No. 4 - Bar, of the Austintown Township Zoning Ordinance, as amended through November 25, 2014, to allow for the continued operation of the “Voodoo Lounge” located at 4740 Mahoning Avenue under new ownership. Said property is further described as Parcel 48-026-0-004.030, Lot No. 25, Mahoning Heights Re-Plat, is located on the north side of Mahoning Avenue, approximately 342 feet east of the Mahoning Avenue-Evans Road intersection; and is zoned as a Business B-2 District in Austintown Township, Mahoning County, State of Ohio.

Zoning Inspector Crivelli read the applicant’s executive summary and goals and strategies into the case record, referenced 30 pages and a cover page of information

regarding the future operation of the Voodoo Lounge, the case mailing list and four plat maps prepared by the zoning office.

Mr. Satterlee stated the mailing list for case 2017-23-A will be incorporated into the case record.

Mike Fairbanks, 8922 New Road, North Jackson, stated he plans to eliminate the existing boats and change the foot print and enclose the front as a patio for nicer seating and the ability to sit outside during the summer and warmer months. He and his wife are considering heated tables so the patio can be utilized on cooler days. They have purchased a vent-less friar so they do not have to change the existing building. They will expand into chicken wings and other fried foods. He hopes to establish a catering business in the future and is currently working with the Health Department. In the long term he would consider obtaining a 2:30 A.M. liquor license. Normally, everyone is gone by 11:00 P.M. They are open on weekends and have had larger crowds but right now the 1:00 A.M. license suffices.

The name will be changed to the “Barrelhead Tavern” and the theme will also change from a boat type Caribbean style to a cooper, old stone, and wood interior. The name will be incorporated into the different types of Bourbon offered. Bourbon is All-American drink and mostly from Kentucky. Each Bourbon will have an insignia on the barrelheads and be similar to a menu. The barrel heads will depict the Bourbons offered. The shed behind the building will be relocated to the back of the lot. Cooking will occur where the shed is currently located. The bar is in good shape. They strive for a clean and friendly environment. They will keep people from getting crazy drunk. The bartenders actively watch what people are drinking. Anyone intoxicated will have their drinks taken from them and they will offer to call for a ride. They are exploring a way to offer safe rides home from the bar without jeopardizing their liquor license or assuming any undue liability. They are also considering picking people up and bringing them to the bar as an additional service to grow the business.

Mr. Satterlee observed the outside has no curb appeal and removing the pontoon boat will be a plus to make the property look nicer. Mr. Fairbanks was in agreement.

Mr. Koch asked the purchase price and if there was a non-compete. Mr. Fairbanks stated the purchase price was \$300,000.00 and the previous owner has health problems. There was discussion of the financing.

Mr. Satterlee inquired as to Mike Mousie’s involvement. Mr. Fairbanks stated Mike Mousie is a close friend and he will be utilized as a source of experience and advisor.

Mr. Koch inquired about a timetable for improvements. Mr. Fairbanks stated it would be a gradual process as finances allow. He will reinvest the money earned into the business. The first order of business is to have the boat and patio done by Spring as customers begin to utilize the area and have it checked. The bar is nice and clean but the first order of business is to change the patio during the winter months. He needs to talk to Liquor

Control regarding altering the patio and gating and enclosure to allow drinks. Mr. Satterlee observed the airboat is not part of the current enclosure. Mr. Fairbanks agreed and advised he will get rid of it. Mr. Satterlee observed the inside is clean and nice and his only concern is the outside of the property.

Mr. Koch inquired about staffing. Mr. Fairbanks stated he will work there and he is currently training a couple of employees. He purchased QuickBooks for the payroll and expenses. He is working with The Mahoning Valley Economic Development Corporation. He hopes to have five or six employees in the future. There was further discussion of the financing and no grant money is involved with the business.

No one else in attendance to speak for the request.

No one in attendance to speak against the request.

**2017-23-A-Fairbanks:** Motion by Mr. Koch to approve the conditional use request including all representations made during the hearing.

Seconded by Mr. Mahoney.

Roll Call Vote: Mr. Glaros – Yes; Mr. Mahoney – Yes; Mr. Beaudis - Yes; Mr. Koch – Yes; and Mr. Satterlee – Yes.

Zoning Inspector Crivelli advised the permit is good for three years and the trustees will meet December 21, 2017 to vote on the liquor license transfer. The front enclosure will require zoning review and a permit along with building and fire approval.

There being nothing further to come before the Board, the hearing was adjourned at 7:23 P.M.

AUSTINTOWN BOARD OF ZONING APPEALS

Darren L. Crivelli, Zoning Inspector, Austintown Township

APPROVED: \_\_\_\_\_  
Bob Satterlee – Chairman

DATE: \_\_\_\_\_