

BOARD OF ZONING APPEALS MINUTES

JANUARY 13, 2014

The meeting was called to order by Chairman Kessler at 7:00 p.m.

MEMBERS PRESENT: Carl Zani, Eric Moulton, Dick Mickley, Alex Kessler, Scott Zwiezinski, Barbara Taylor **ABSENT:** Harry McMannis

OTHERS PRESENT: City Planner Greg DeLong, Code Enforcement Officer Derek Hutchinson, Clerk Connie Patterson

CITIZENS PRESENT: Robert Schorr-DaNite Sign

REORGANIZATION:

Elect Chairman - Mr. Kessler nominated Mr. Zwiezinski, seconded by Mr. Moulton. Nominations closed. Affirmative voice vote was unanimous for Mr. Zwiezinski as Chairman.

Elect Vice Chairman – Mr. Mickley nominated Mr. Moulton, seconded by Mr. Zani. Nominations closed. Affirmative voice vote was unanimous for Mr. Moulton as Vice Chairman.

Review Rules of Procedure - No changes were recommended.

APPROVAL OF MINUTES: There being no additions or corrections, the minutes for the meeting on December 9, 2013 were approved as distributed.

AGENDA ITEMS:

OLD BUSINESS: None.

NEW BUSINESS:

- 1) To hear a variance request to permit a total of six (6) wall business signs vs. two (2) wall business signs permitted; for property located at 15801 US 36 (Coughlin of Marysville); TOC zoning district; filed by DaNite Signs, 1640 Harmon Avenue, Columbus, OH 43223

COMMENTS OF ZONING INSPECTOR AND/OR CITY PLANNER: Mr. DeLong explained that Coughlin is going through a major renovation of the entire property. They went before Design Review Board in June and this sign request ties in with the Design Review Board approval. After reviewing the application and the code, it appears, per Section 1129.13, that there is a hardship on this property. Should the Board approve the request, they may wish to establish a square footage maximum for the additional signs. Suggestion would be signs shall not exceed a total of 216 square feet and no one sign shall exceed a maximum of 65 sq. ft.

COMMENTS OF REQUESTER: Mr. Robert Shorr of DaNite Sign addressed the Board. He explained that the signs look nice and stay clean for many years and tie in with the building. The building is large, and he doesn't feel the signs are over done. LED is a good choice. The signs are front face-lit illumination. None are back-lit.

Mr. Moulton asked if these signs are franchise required. Mr. Shorr said yes.

Mr. Moulton noted that Coughlin is building a carwash and asked if signage would be required for that. Mr. Shorr was not aware if signage would be proposed for that building. Mr. DeLong said if they do decide to put signage on that building and it's visible from the public right-of-way, it would have to come before BZA.

COMMENTS OF CITIZENS: No comments.

DISCUSSION BY BZA MEMBERS: Mr. Mickley moved to approve the variance for six (6) wall signs with the conditions that they not exceed a maximum of 216 sq. ft. and no one sign shall exceed the maximum of 65 sq. ft., seconded by Mr. Zani and the question put, stood:

Mr. Zani YES Mr. Moulton YES Mr. Mickley YES Mr. Kessler YES Mr. Zwieszinski YES
Ms. Taylor YES

Variance granted.

- 2) To hear a variance request to not install city sidewalks vs. city sidewalks required for new developments; for property located at 700 West Seventh Street; R-2 zoning district; filed by Kevin Behrens, 700 West Seventh Street, Marysville, Ohio 43040.

All members received a letter stating that the applicant is withdrawing this variance request. Mr. DeLong stated that staff is working with the applicant and doing further review of the code to make sure this is an appealable process.

ADJOURNMENT: There being no further business to come before the Board of Zoning Appeals, the meeting adjourned at 7:15 p.m.