

**BOARD OF ZONING APPEALS  
MINUTES OF MEETING  
September 8, 2014**

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

**OTHERS PRESENT:** City Zoning Administrator Derek Hutchinson

**CITIZENS PRESENT:** Don Teets, Judy Teets, Stanley Young, Laura Schwertzer, Lisa Little, Vernon Morrison, Mike White, Rev. Barry Scott, Pete Ferguson

**MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m.

**APPROVAL OF MINUTES:** The minutes from the meeting on August 11, 2014 were approved as distributed.

**AGENDA ITEMS:**

**An application has been submitted for a variance request to permit a 48 foot lot width vs. a 60 foot lot width required in the BR zoning district on land located at 116 N. Maple Street, Marysville, Ohio 43040. The applicants are Donald and Judith Teets.**

**COMMENTS OF ZONING INSPECTOR AND/OR CITY PLANNER:** Mr. Hutchinson said this is a variance request, they are requesting a 48 lot width versus the 60 foot lot width, for the purpose of a lot line adjustment. This is more of a clean up, like done with the funeral home on fifth, take the property line out of the building basically separates the lots and cleans it up. The findings have been met under Section 1129.13.

**COMMENTS OF REQUESTER:** Mrs. Judy Teets, they would like to have the residential property on one lot and the rental property on another. There is approximately three feet from the house where the property line to be. Mr. (9:53) asked if there is anything that needs to be surveyed? Mrs. Teets stated that they have already had the property surveyed.

**COMMENTS OF CITIZENS:** None

**DISCUSSION BY BZA MEMBERS:** Mr. Mickley moved to approve the variance, seconded by Mr. Kessler and the question put, stood:

Mr. Mickely YES  
Mr. Moulton YES  
Mr. Zwiezinski-absent

Mr. McMannis YES  
Ms. Taylor YES

Mr. Zani YES  
Mr. Kessler YES

The variance was approved.

**An application has been submitted for a variance request to permit a 45 square foot free standing sign that is 6 feet 8 inches in height v. a maximum 40 square foot sign and a maximum of 5 feet in height is permitted in the R5 zoning district on land located at 833 N. Maple Street, Marysville, Ohio 43040. The applicant is Stanley Young of Columbus Sign Company, Inc.**

**COMMENTS OF ZONING INSPECTOR AND/OR CITY PLANNER:** There is currently an existing sign, they are just replacing that and updating it with new school name and logo. The findings under Section 1129.13 are not met.

**COMMENTS OF REQUESTER:** Mr. Stanley Young( with Columbus Sign Company) spoke. There was a person from the schools to speak if there are any questions. The flyer was passed out with the details for the new sign. The sign will say Marysville STEM will be light, and it will be interior light and can be timed. It will be at a 90 degree angle near Maple Street. The sign has been designed around the standard size of a message center sign. Ms. Taylor asked what the size of the church sign we approved on 31? Mr. Hutchinson said he thought it was 6 inch, it was bigger. There was a time limit, after 10pm the lights went off. Mr. Mickley asked if the messages would rotate or would they change them? Mr. Mike White (with Marysville Schools) said that it would depend on the activities going on during that season. Mr. Mickley asked what colors it was going to be? Mr. Young said that it is a multicolor sign, could be red, could be blue. Mr. White said that it will be used for the entire district not just the stem school, so it could advertise a home football game.

**COMMENTS OF CITIZENS:** (None)

**DISCUSSION BY BZA MEMBERS:** Mr. McMannis moved to approve the variance, seconded by Mr. Moulton and the question put, stood:

Mr. McMannis YES  
Ms. Taylor YES  
Mr. Mickley YES

Mr. Zani YES  
Mr. Zwiezinski YES

Mr. Moulton YES  
Mr. Kessler YES

The variance was approved.

**An application has been submitted for a variance request to permit a 3 square foot free standing directional sign vs. a maximum of 2 square feet directional sign permitted in the R2 zoning district on land located at 311 E. Sixth Street, Marysville, Ohio 43040. The applicant is Trinity Lutheran Church and School.**

**COMMENTS OF ZONING INSPECTOR AND/OR CITY PLANNER:** Under Section 1129.13 findings are not met. This is for a directional sign that is one square foot bigger than our code permits.

**COMMENTS OF REQUESTER:** Ms. Lisa Little (Administrator for the schools) and Rev. Barry Scott (Senior Pastor) spoke. The parking lot completed and there is no sign near the parking lot that states they have arrived at Trinity Church and Schools. This would be at the entrance of

parking lot on Oak Street. It can be visible to the street that just says you have reached Trinity Lutheran Church and Schools. There is at least four outside groups that use the church for meetings, and we want them to know that they are there. Mr. Mickley asked if the sign would be lite? Ms. Little said no. Mr. Zwiezinski asked if the sign will look the same as the handout. Ms. Little said yes.

**COMMENTS OF CITIZENS:** None.

**DISCUSSION BY BZA MEMBERS:** Mr. Moulton moved to approve the variance as written, seconded by Mr. Kessler and the question put, stood:

Mr. Zani YES  
Mr. Zwiezinski YES  
Mr. McMannis YES

Mr. Moulton YES  
Mr. Kessler YES

Ms. Taylor YES  
Mr. Mickley YES

The variance was approved.

**An application has been submitted for a variance request to permit one free-standing ID sign, 11 Business signs and a total of 219.48 square footage of sign vs. one ID sign, 2 Business signs and a total of 190 square feet of signage permitted in the B-1 zoning district on land located at 925 Delaware Avenue, Marysville, Ohio 43040. Filed by Sign Vision.**

**COMMENTS OF ZONING INSPECTOR AND/OR CITY PLANNER:** Mr. Hutchinson said that everyone should of gotten the correction on this item. The findings under Section 1129.13 are not met.

**COMMENTS OF REQUESTER:** Ms. Laura Schwetzer spoke. (29:30could not hear due to the paper shuffling). The additional signs that are over the bay doors, are not lighted but list the services provided. Mr. Hutchinson said that they are under what they would be allowed business signs. Ms. Schwetzer passed out a flyer with what the building would look like and signage. Mr. Zwiezinski asked is this the standard look for theses buildings? Ms. Schwetzer said that is the standard for Midas stores.

**COMMENTS OF CITIZENS:** None.

**DISCUSSION BY BZA MEMBERS:** Mr. Mickley moved to approve the variance as written, seconded by Mr. Kessler and the question put, stood:

Mr. Moulton YES  
Mr. Kessler YES  
Mr. Zani YES

Ms. Taylor YES  
Mr. Mickley YES

Mr. Zwiezinski YES  
Mr. McMannis YES

The variance was approved.

**An application has been submitted for a variance request to permit to not install sidewalks and pave all drive surfaces vs. sidewalks required to be**

**installed and all drive surfaces to be a hard surface of asphalt, concrete or combination thereof required in an AR zoning district on land located at 14459, 14463, and 14467 State Route 736, Marysville, Ohio 43040. Filed by Vernon Morrison.**

**COMMENTS OF ZONING INSPECTOR AND/OR CITY PLANNER:** Variance not to request sidewalks, and the driveway is a common access drive. The findings under Section 1129.13 are not met.

**COMMENTS OF REQUESTER:** Mr. Vernon Morrison spoke. The City asked him if they could buy a piece of land to intersect 736 and 38. The new nursing home on Route 38, required their drive to be a lined with the future road access. In 2002, he sold the City the access point. Mr. Mickley said that he doesn't see on the plat the common access driveway. Mr. Morrison said that it is the gray area. Ms. Taylor said that you stated on your request, that most of them are gravel but there are five driveways; there are two gravel drives, and three asphalt drives. Mr. Morrison said that is true, because the ones that are asphalt are in the City. Mr. Mickley stated he would like to hear from the City about what future developments are. Mr. Morrison said the response that Mr. Hoyt wrote his opinion on the situation. Mr. Hoyt has only been an engineer recently and all this was worked out with the former engineer and Greg Delong. Mr. Hoyt's response was totally not accurate, and he was disappointed and he is not hear to talk about it. The only information Mr. Hoyt had was when he started coming to the meetings in April, the City requires a common access drive way to protect (high pitch squeal) and that is not accurate or the reason we have this is because the City was going to put a road in there or he would have four lots right now and would have made things a lot easier to develop.

**COMMENTS OF CITIZENS:** None.

**DISCUSSION BY BZA MEMBERS:** Mr. Mickley moved to approve the variance for the permit not to install sidewalks, seconded by Mr. Moulton and the question put, stood:

Ms. Taylor NO  
Mr. Mickley NO  
Mr. Moulton NO

Mr. Zwiezinski NO  
Mr. McMannis NO

Mr. Kessler NO  
Mr. Zani NO

The variance was denied.

Mr. Zwiezinski moved to approve the variance for the common access/driveway, seconded by Mr. Kessler and the question put, stood:

Mr. Zwiezinski NO  
Mr. McMannis NO  
Ms. Taylor NO

Mr. Kessler NO  
Mr. Zani NO

Mr. Mickley NO  
Mr. Moulton NO

The variance was denied.

**ADJOURNMENT:** There being no further business to come before the Board of Zoning Appeals, the meeting adjourned at 8:10 p.m.