

BOARD OF ZONING APPEALS
MINUTES OF MEETING
April 19, 2021
Via 'Zoom'

MEMBERS PRESENT: Scott Zwiezinski, Mary Lou Ranney, Jason Moore, Richard Mickley, Carl Zani, Eric Moulton, Barbara Taylor

OTHERS PRESENT: Tom Brigdon, Josh Drake, Tony Eufinger, Jermaine Ferguson, Josh Roedemeier, Scott Smith, Jason Hallback, Stephanie Van Bourgondien, Ron Todd

APPROVAL OF THE MINUTES: The minutes from the December 14, 2020 meeting were approved as submitted.

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. Vote on Rules of Procedure for 2021

Motion: Mr. Moulton

VOTE: Mr. Zwiezinski **YES**; Ms. Ranney **YES**; Mr. Moore **YES**; Mr. Mickley **YES**; Mr. Zani **YES**; Mr. Moulton **YES**; Ms. Taylor **YES**

Approved 7 – 0

Chairperson: Mr. Zwiezinski

Motion: Ms. Taylor

VOTE: Ms. Ranney **YES**; Mr. Moore **YES**; Mr. Mickley **YES**; Mr. Zani **YES**; Mr. Moulton **YES**; Ms. Taylor **YES**; Mr. Zwiezinski **YES**

Approved 7 - 0

Vice-Chairperon: Mr. Zani

Motion: Mr. Mickley

VOTE: Mr. Moore **YES**; Mr. Mickley **YES**; Mr. Zani **YES**; Mr. Moulton **YES**; Ms. Taylor **YES**; Mr. Zwiezinski **YES**; Ms. Ranney **YES**

Approved 7 - 0

2. To hear a variance request to permit a new front elevation drive-thru feature for a new commercial building vs the required zoning requirements located in the codified ordinance Chapter 1133.10 (a)(10), for property

located at 1337 W. 5th St. (New Kroger Site) Filed by Thomas Brigdon (Northstar Realty), Owner.

Mr. Brigdon gave a brief presentation to the board. This location has a forty-foot easement from the State of Ohio Highway Channel on the east side of the property that prevents them from building with in that area. The applicant is looking to have a drive thru at the front of the building. The drive thru will be screened by landscape mounding and shrubs to block cars in line.

Motion: Mr. Mickley

VOTE: Mr. Mickley **YES**; Mr. Zani **YES**; Mr. Moulton **YES**; Ms. Taylor **YES**;

Mr. Zwiezinski **YES**; Ms. Ranney **YES**; Mr. Moore **YES**

Approved 7 – 0

- 3. To hear a variance request to permit additional signage allotment for an existing commercial building vs the required zoning requirements located in the codified ordinance Chapter 1129.191, for property located at 500 London Ave. (Memorial Hospital) Filed by Scott Smith, Agent.**

Mr. Smith presented the application to the board. Memorial Health has 24 existing signs on their campus. Memorial Health is promoting a new partnership with The James Cancer Network. Mr. Mickley questioned if this variance does not receive approval, what happens with the partnership. Mr. Hallback did not know; he has never come across that.

Motion: Mr. Mickley

VOTE: Mr. Zani **NO**; Mr. Moulton **YES**; Ms. Taylor **NO**; Mr. Zwiezinski **YES**;

Ms. Ranney **YES**; Mr. Moore **YES**; Mr. Mickley **YES**

Approved 5 – 2

**Mr. Zani feels the additional signage advertises like a billboard. Ms. Taylor worries that there are already too many signs and the hospital will continue to ask for more signs in the future.

- 4. To hear a variance request to permit an additional signage allotment for a new commercial building vs the required zoning requirements located in the codified ordinance Chapter 1129.191, for property located at 702 E. 5th St.(Sherwin Williams). Filed by Josh Roedemeier, Representative.**

Mr. Drake presented the application to the board. The applicant is requesting two additional wall signs and one monument sign. The south elevation wall sign is considered their allotted signage per city code. Mr. Zani is concerned with the signs on the east and west elevations of the building; the monument sign along with the wall sign should be enough recognition. Mr. Moore agreed with Mr. Zani in regards to the east and west elevation wall signage. The board members agree the monument sign and the east elevation sign is appropriate; the applicant agreed.

Motion: Mr. Moulton

VOTE: Mr. Moulton **YES**; Ms. Taylor **YES**; Mr. Zwiezinski **YES**; Ms. Ranney **YES**;
Mr. Moore **YES**; Mr. Mickley **YES**; Mr. Zani **NO**

Approved 6 – 1

Mr. Zani feels there is still one too many signs.

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT: The meeting was adjourned at 8:15 p.m.