

**BOARD OF ZONING APPEALS  
MINUTES OF MEETING  
October 18, 2021**

**CALLED TO ORDER:** 7:00 p.m.

**MEMBERS PRESENT:** Scott Zwiezinski, Mary Lou Ranney, Richard Mickley, Carl Zani, Eric Moulton

**OTHERS PRESENT:** Stan Young, Jeremy Stout, Brady Monroe, Ted Murphy, Kyle Humbert, Joel Allen, Jin Hyun, Stephanie Van Bourgondien, Ron Todd

**APPROVAL OF THE MINUTES:** The minutes from the April 19, 2021 meeting were approved as submitted.

**CITIZEN COMMENTS:**

**REPORT OF ADMINISTRATION:**

**NEW BUSINESS:**

**1. To hear a variance request to permit a height increase for a new commercial manufacturing tower vs the required zoning requirement located in the codified ordinance Chapter 1121.22, for property located at 14101 Industrial Parkway (The Scotts Company). Filed by Kyle Humbert, Agent.**

Mr. Humbert presented the application to the board. Mr. Zwiezinski explained that you must have a super majority vote to be approved which is five members, there were only five members present, and gave the applicant the option to table the application. The applicant wished to proceed. The request is for a new eighty-six-foot resin tower; zoning code allows fifty feet. The applicant must submit a FAA form since they are close to the airport; the city has no issues with the proposed request. The current building on site is already taller than the proposed tower.

**Motion:** Mr. Mickley

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

**Approved 5 - 0**

**2. To hear a variance request to permit a size, height and digital increase for a new commercial monument signage vs the required zoning requirement located in the codified ordinance Chapter 1129, for property located at 16435 Square Drive (Bible Baptist Church). Filed by Stanley W. Young iii, Agent.**

Mr. Young presented the application to the board. Mr. Zwiezinski explained that you must have a super majority vote to be approved which is five members, there were only five members present, and gave the applicant the option to table the application. The applicant wished to proceed. The applicant requested a digital aspect to a monument sign. The City is in support of the monument sign size and location; not the digital aspect. Mr. Stout, senior pastor of the church, gave a brief explanation of the reason for the signage request. Mr. Young made the comparison of a gas station gas price sign and this digital monument sign in regards to both signs are static text; there will be no videos, motion or moving parts on this sign. There is currently a pole sign that will be removed and replaced with a monument sign. Mr. Zani questioned what types of messages will be displayed. Mr. Young explained they will have community services, service times, free meals, Sunday message, special services and various similar messages. The intent would be to change the sign about once a day. Mr. Mickley questioned the brightness of the digital sign. Mr. Murphey, Sunday school teacher of the church, reiterated the importance of displaying community events. Mr. Todd questioned other means of advertisement; the church uses social media and has a website. Mr. Mickley questioned the request for the size and height variance.

**Motion:** Mr. Moulton

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

**Disapproved 1 - 4**

Mr. Mickley voted 'no'; he doesn't think we need the LED portion.

Mr. Zani voted 'no'; he doesn't believe the LED portion is necessary.

Mr. Zwiezinski voted 'no'; there are other ways (social media, website) to advertise that are more effective than a sign.

Ms. Ranney voted 'no'; the LED portion is not necessary.

**DISCUSSION ITEMS:** City staff started working on online permitting and will be working on revising the current sign code.

**COMMENTS OF INDIVIDUAL BOARD MEMBERS:**

**ADJOURNMENT:** The meeting was adjourned at 7:57 p.m.