

**BOARD OF ZONING APPEALS
MINUTES OF MEETING
April 17, 2023**

TIME IN: The meeting was called to order at 7:00 p.m.

MEMBERS PRESENT: Richard Mickley, Eric Moulton, Barbara Taylor, Carl Zani, Scott Zwiezinski

OTHERS PRESENT: Kyle Inbody, Kara Beatleston, Stephanie Van Bourgondien, Zach Andrews

APPROVAL OF THE MINUTES: The minutes from the February 21, 2023 meeting were approved as submitted

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

OLD BUSINESS:

**Mr. Mickley motioned to move this agenda item to the last agenda item.

1. Vote on Rules and Procedures for 2023

Motion: Mr. Zwiezinski

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

Approved 5 - 0

NEW BUSINESS:

2. To hear a variance request to permit the installation of an additional Business Sign as a Monument Sign vs. the requirements of the Section 1129.21 (a) *For each building unit not more than one (1) primary identification sign shall be displayed as either a wall sign, a canopy fascia sign, a window sign or a monument sign.* For commercial property located at 13311 Industrial Parkway, Marysville, OH 43040, zoned: M/I - Manufacturing Innovation District. Filed by Kyle Inbody, Zoning Resources; Representative.

Mr. Inbody presented the application to the board. The applicant requested to add the monument in addition to the wall sign to allow the higher speed vehicles along Industrial Parkway to recognize this location. The wall sign was approved by the Design Review Board with the condition that they minimize the sign size; it is now three feet by nine feet. This business sits

further off of the roadway, the monument sign will help customers find the location entrance. Mr. Zani questioned the need for the wall sign.

Motion: Mr. Zwiezinski

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

Not Approved 4 – 1

**Mr. Zwiezinski motioned to add the following agenda item at the request of the applicant.

3. To hear a variance request to permit and increase to the total area for the proposed Directional Signage of four-square ft vs the requirements of *Section 1129.11 directional signs: maximum sign face area of two square ft*. For property located at 13311 Industrial Parkway, zoned M/I district - Manufacturing Innovation. Filed by Kyle Inbody, Zoning Resources; Representative.

Mr. Inbody presented the application to the board. This business will have both light vehicles and larger traffic trailer vehicles on site. The goal is to separate these vehicles as quickly as possible; the larger direction signs will help signify which direction to go in the parking lot.

Motion: Mr. Zwiezinski

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

Approved 5 – 0

4. To hear a variance request to permit an increase to the total sign face area permitted for a Signs vs. the requirements of *Section 1129.20 (a) Frontage width of building x 1.8 if building setback is less than 50 feet as measured from the right-of-way*. For commercial property located on Coleman's Crossing Blvd (parcel #2900230291070), zoned: RMU - Regional Mixed-Use. Filed by Henry C. Klover, H.C. Klover Architect; Representative.

Ms Beadleston presented the application to the board. The proposed building frontage is a lot smaller which hinders the sign face area calculations. The applicant is permitted one business identification sign and two logo signs, they requested to increase the total sign face area of those signs. If the applicant wants to have a monument sign, they will need to request a variance for that in the future.

Motion: Mr. Moulton

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

Approved 5 – 0

5. To hear a variance requests to permit an increase to the area permitted for a Business Identification Sign vs. the requirements of Section 1129.20 (d) (2) (B) *Maximum Sign Face. Width of building X 1.2.* For commercial property located on Coleman's Crossing Blvd (parcel #2900230291070), zoned: RMU - Regional Mixed-Use. Filed by Henry C. Klover, H.C. Klover Architect; Representative.

Ms. Beadleston presented the application to the board. This is very similar to the previous variance request. The applicant requested to increase the size of the two business identification signs.

Motion: Mr. Zwiezinski

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

Approved 5 – 0

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Ms. Taylor questioned the replacement of the windows above Fiesta Grande; they filed for the Façade Improvement Grant. Ms. Taylor also questioned when the concrete benches in the Uptown were going to be finished; construction is complete. Ms. Taylor questioned if the blue and yellow chairs that were in the center of town are coming back; City is looking at various locations for those chairs.

ADJOURNMENT: The meeting was adjourned at 7:46 p.m.