



BOARD OF ZONING APPEALS

PUBLIC MEETING MINUTES

AUGUST 1, 2016

Meeting was called to order at 6:15 p.m.

Members Present: Bruce Smith, Scott Clinger, Patrick Pickett, Jan Stoots, Greg Keller

Staff Present: Stephen Moore, Building Official
Teresa Veit, Building Clerk

ATTENDANCE ROLL CALL:

Bruce Smith	present
Scott Clinger	present
Patrick Pickett	present
Jan Stoots	present
Greg Keller	present

Approval of the meeting minutes from the July 5, 2016 meeting.

Motion made by Scott Clinger, seconded by Jan Stoots to approve the minutes of the July 5, 2016 Board of Zoning Appeals meeting.

ROLL CALL:

Scott Clinger	yes
Patrick Pickett	yes
Jan Stoots	yes
Greg Keller	yes
Bruce Smith	yes

Minutes were approved as submitted.

Declaration of bias or conflict of interest: None

Bruce Smith swore in the speakers.

Bruce Smith asked the Building Clerk to read the request #2016-010.



BOARD OF ZONING APPEALS

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AUGUST 1, 2016

Building Clerk read the request.

CASE NUMBER: #2016-010

APPLICANT: Brian Gillenwater

REQUEST: A variance request by Brian Gillenwater for a sign at 240 Main Street, Parcel #185-000231.

Bruce Smith asked Stephen Moore to read the staff report.

Stephen Moore read the staff report.

The applicant is requesting a variance to allow for two (2) free standing signs at the property located at 240 Main Street. This location already has an existing pole sign and the applicant is proposing to add an additional sign to be attached to the existing pole. The existing sign is approximately twelve (12) square feet in area and the new sign is proposed to be twelve (12) square feet in area also. The sign code allows pole signs to be a maximum of sixty (60) square feet in area, the two signs together equal 24 square feet in area. The applicant states that without the additional signage his business has suffered and he needs to advertise that his business is open.

Variance required:

To section 1178.07(b) to allow from the permitted one (1) free standing sign per lot to allow two (2) free standing signs.



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STAFF RECOMMENDATION:

Staff does not object to granting this variance as proposed, however staff recommends the Board consider the following items in making its determination to grant or deny this variance;

1. The Board shall only approve a variance or modification thereof if extraordinary circumstances exist. The Board shall consider the following to determine if extraordinary circumstances exist;
 - A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use without the variance;
 - B. Whether the variance is substantial;
 - C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
 - D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
 - E. Whether the property owner purchased the property with knowledge of the zoning restriction;
 - F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
 - G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The applicant looked into taking the existing sign and rearranging it to make it into one (1) sign but the owner of the business wanted to maintain his older sign. He has an attachment to the sign and wanted it to stay. The applicant has this 2nd proposal that adds a 2nd sign that will hang off the existing post with the required clearances. It will look much like the existing sign, same type and same size. It won't look out of character for the neighborhood and it definitely doesn't exceed the maximum of the sign code. It is much smaller than what they could have.



BOARD OF ZONING APPEALS

PUBLIC MEETING MINUTES

AUGUST 1, 2016

Bruce Smith invited Brian Gillenwater to the podium.

Brian Gillenwater, 874 Elm Street, Groveport, OH 43125

Brian Gillenwater stated that he didn't have anything to add.

Bruce Smith asked if that pole is going to be able to hold both signs?

Brian Gillenwater responded yes. The intention of this sign is not only hanging another sign on the other side which would kind of counter balance as far as adding more weight. He realizes it would add more wind space. The overall sign size is still smaller. Part of this is also to redo what is there, not new, but clean up everything, brand new paint job on the existing sign. Nassir has a fifteen (15) year attachment to the sign and doesn't want it to go away. It is a similar sign but yet it notes that there is also a separate additional business inside the building.

Stephen Moore responded that he doesn't have any problem with the post. That is a large post to carry those two (2) types of signs. There shouldn't be any issue. He will still have to apply for a building permit and show that it can withstand the wind loads.

Bruce Smith asked the Board if there were any questions.

Jan Stoots asked if it obstructs the vision from anything?

Stephen Moore responded no because it is back further towards the parking lot than the original sign.

Patrick Pickett stated that he agrees with Stephen Moore. It doesn't change the essential character of the neighborhood. It seems that the variance requested is not substantial. He can't see how this would adversely affect the delivery of governmental services. It seems that it is not an unreasonable request.



BOARD OF ZONING APPEALS

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Motion made by Patrick Pickett to approve variance #2016-010, seconded by Scott Clinger.

ROLL CALL:

Patrick Pickett	yes
Jan Stoots	yes
Greg Keller	yes
Bruce Smith	yes
Scott Clinger	yes

Motion approved.

Other Business: Group picture was taken for the new website.

Motion to adjourn was made by Scott Clinger, seconded by Patrick Pickett.

ROLL CALL:

Jan Stoots	yes
Greg Keller	yes
Bruce Smith	yes
Scott Clinger	yes
Patrick Pickett	yes

Meeting adjourned at 6:22 p.m.

Bruce Smith, Chairperson