

BOARD of ZONING APPEALS MEETING

November 20, 2019 7:00 P.M.

Meeting called to order. Roll call taken. Members present: Dorothy Kerr, Phil Gardner, Jim Spurrier, Sandy Disantis and Bruce Denton. Alternate Alicia Robson is present.

As a housekeeping matter, a copy of the August meeting minutes was resigned. The minutes were approved on September 18, 2019 but the signed copy is mis-placed.

Motion was made by Phil to approve September 18, 2019 minutes. Dorothy seconded the motion. Vote to approve by those present at that meeting was unanimous.

People present who intend to speak to applications tonight were duly sworn in by the court reporter.

Dorothy explained the order and format of the meeting and announced that tonight's meeting will run no longer than 9:00 p.m. If there is any unfinished business at that time it will be continued at the next scheduled meeting on Wednesday, December 18, 2019 at 7:00 p.m. at the Berkshire Township Hall at 1454 Rome Corners Rd., Galena, OH 43021.

Business for the meeting:

First order of business is: Application #19-121, by Morrison Sign Company, 2757 Scioto Pkwy, Columbus OH 43221 for property owner, Homewood Corporation, 140 Mill St., Gahanna, OH 43230. Application is for a variance off the right of way, as required by our Zoning Code, for a marketing sign for an offsite location which has already been placed on parcel #41722006001000. Code requires 20' off the right of way and sign was installed 2.5' off the right of way.

Dave Weade explained that the marketing sign was applied for and permitted but the sign does not meet our requirement that the sign be 20' off the right of way as it was installed 2.5' off the right of way.

David Parsley presented for Schottenstein Homes. He explained that when the sign was installed, he was not in complete understanding of the code and admits that the sign does not meet code but is asking for a variance to allow it to remain. He also stated that the sign company knew that they were installing it outside of the code but knew that if they moved it back to where it was required to be it would be "in the woods" and therefore, if their request is denied they will take down the sign and move it back to the entrance of their actual property. The original reason for placing the sign offsite was to keep visitors from stopping at the wrong condo development and the sign has accomplished that.

Dorothy and the Board reviewed the seven questions from our zoning code that must be addressed regarding the request. It was determined by the Board that the answers are acceptable and have no additional questions or concerns, with the exception of Jim Spurrier disagreeing that the answer to question #1 was an appropriate answer.

Jim made a motion to deny the request for a variance. Phil seconded. A vote was held and the vote was: Jim – Yes, Phil – Yes, Dorothy – Yes, Sandy – No, Bruce – Yes. The motion to deny the variance passed. The sign must be removed.

Dave explained that effective November 14, 2019 Jeff George had resigned.

Phil made a motion to adjourn the meeting, Dorothy seconded. Vote was unanimous to adjourn.

Respectfully submitted by,

Shawna Burkham

Secretary