

Berkshire Township
Board of Zoning Appeals
February 12, 2020

Dorothy Kerr called the meeting to order at 7:15 p.m.

Roll Call: Alicia Robson, Phil Gardner, Bruce Denton and Dorothy Kerr. James Spurrier, absent
Phil made a motion to approve the meeting minutes of December 18, 2019 as presented. Second by Dorothy Kerr. Vote: Phil Gardner, yes, Bruce Denton, yes; Alicia Robson, yes and Dorothy Kerr, yes.

Dorothy advised the Board needed to nominate a Board Chairman and Vice Chairman for a one-year term.

Phil Gardner nominated Dorothy Kerr for Chairman of the Board. Second by Bruce Denton. Nomination accepted by Dorothy Kerr.

Bruce Denton nominated James Spurrier as Vice Chairman. Second by Alicia Robson. All in favor of James appointment.

Dorothy advised the meeting would end before or no later the 9:00 p.m. and if went past 9:00 p.m. the meeting would continue on March 18, 2020 at 7:00 p.m. at the Berkshire township hall, 1454 Rome corners Road, Galena Ohio 43021.

Variation for Application #20-012 Schottenstein Real Estate Group Sign for Northlake

Dorothy asks for anyone wishing to speak to stand and be sworn in.

The applicant will give his formal presentation. Followed by the Board questions. Followed by any audience questions and then back to the Board for additional questions.

Dave Weade advised the Board has 4 voting members. Rules are 3 votes to approve or 3 votes to deny and a 2 to 2 vote is a denial.

Applicant – Wes Smith , Schottenstein Real Estate group presented his drawings of the current sign that has been in place since 2/26/2018. They are asking for approval to continue the use of the sign. The applicant's current approval is good until 6/2021 but he would like to proceed tonight.

Wes Smith – Schottenstein Real Estate Group. 2 Easton Oval, Columbus Oh presented the current request of keeping the sign due to not being a drive by view. He is asking for a 2-year extension of the use of the sign.

The Board presented questions regarding the current sign and the changes of the current sign – when did the changes take place and why was the township not made aware of these changes and why did they not get approval for these changes. The approved sign did not have a directional arrow.

Dorothy Kerr advised last approval was under a subdivision sign and this application under a monument sign.

Dave Weade advised the Chipotle owner is concerned about blocking the view on the new store.

The Board discussed Graphics changes and the arrow that was added not as permitted.

Phil Gardner thinks the graphics is not a problem but the arrow should be removed and that the developer needs notified that sign does not meet code.

Wes smith apologized for the difference and added the arrow could be removed but would like the graphics to remain the same.

Dorothy added that the Board should look at Page 3 Reference to the 7 factors for approving a variance and applicant's responses. 7 questions were reviewed and the responses are adequate. No audience questions.

No further questions from the Board.

Dave Weade advised the applicant is requesting a 2-year approval from the Board. Dave prefers two years from the Board's decision from today. Wes Smith is ok with that.

Phil Gardner moved to approve Application 20-012 Schottenstein Real Estate Group Sign variance for Northlake. Allow sign to be renewed for two years from today's date of 2/12/2020 with the Arrow being removed and the Graphics to remain the same. Second by Alicia Robson.

Vote: Alicia Robson, yes; Bruce Denton yes; Phil Gardner, yes. And Dorothy Kerr, yes.

Motion approved and Application approved.

Dorothy advised No conditional use or violation notices or no other other business.

Phil Gardner made a motion to adjourn the meeting at 7:57 p.m. and Second by Dorothy Kerr.

Vote: unanimous