

## BOARD of ZONING APPEALS MEETING

July 17, 2019 7:00 P.M.

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

Motion was made by Phil to approve the May 15, 2019 minutes. Sandy seconded the motion. Vote to approve by those present at that meeting was unanimous.

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, August 21, 2019 at 7:00 p.m. at the Berkshire Township Hall at 1454 Rome Corners Rd., Galena, OH 43021.

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

Business for the meeting:

1. First order of business is: Application #19-075 by Morrison Sign Company, 2757 Scioto Pkwy, Columbus OH 43221 for property owner, Northgate Community Church, 51 Fourwinds Dr., Sunbury, OH 43074, Parcel # 41722002019000. Application is for a variance to allow a marketing sign for an offsite location to be placed on the church's property.

David Weade explained the request for the variance and explained that required property owners had been notified of this hearing. There were no comments from anyone notified. Three were returned as undeliverable.

Application is being presented by Josh Barkan, Vice President of Land, M/I Homes. Applicant is requesting a variance to allow an M/I Homes marketing sign for an off-premise real estate development to be placed on the church's property. They have received permission from the church. Their development has no visibility from 36/37 or Fourwinds Drive so a marketing sign would be a substantial help to direct people to their new homes. Applicant was questioned regarding the exact location of the sign in relation to the existing sign. The new sign will be next to and to the north of the existing sign.

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.

Bruce motioned to approve Application #19-075 for a to allow a marketing sign for an offsite location on the Northgate church property for a time limited to two years from tonight's meeting (7/17/2019) with the location of the new sign being no more than four feet to the north and in line with the existing sign for the apartment complex. Phil seconded the motion. Vote: Bruce – yes, Phil – yes, Dorothy – No, Sandy – Yes, Jim – Yes. Motion passes.

2. Second order of business is: Application #19-076 by Columbus Sign Company, 1515 E. 5<sup>th</sup> Ave., Columbus, OH 43219 for property owner Northstar Commercial Development, LLC. It is requesting a renewal of the original variances for signs A, B, and C located on parcels 417-220-01-012-003 and 417-210-01-001-003 located at the NW corner of Wilson Rd. and SR 37 and for Sign D, located on parcel 417-220-01-012-001 located at East of I-71 and North of SR 37.

David Weade explained the request for the variance and explained that required property owners were notified. The original signs were approved in 2017 and the answers to the seven questions were asked and answered previously.

Application is being presented by Christopher Rose from the Columbus Sign Company. They are requesting renewal for a 2-year length of time for variances approved on June 21, 2017 by this Board (Applications 17-89 and 17-90.) Three of the four signs are in good condition and the sign "D" will be re-faced (with the same exact copy) as it is showing some minor wear.

Jim motioned to approve Application #19-076 for an additional 2-year extension from today's date (7/17/2019) for signs A, B, C and D which originally had variances approved on June 21, 2017 by this Board (Applications 17-89 and 17-90.) Motion was seconded by Phil. The vote by was unanimous to approve.

3. Third order of business is: Application #19-079 made by property owners Ryan and Heather Borland, 738 Carter's Corner Road, Sunbury, OH 43074, parcel 417-120-01-022-003 for the property at the same address. Total acreage is 5.014 and it is currently zoned A-1. The application is for Conditional Use of the property (Article 7 (A-1) Section 7.03.)

David Weade explained the request for the Conditional Use request and explained that required property owners were notified. The Conditional Use request is for an Event Venue. He also explained that the Conditional Use is only for the current owners and should they sell the property the Conditional Use goes away.

Extensive conversation between the Board and Staff resulted in a decision to ask the County Prosecutor for clarification regarding what our current code allows, as it is not clear what this Board is allowed to approve. In addition, we are going to look at our existing code and examine the option to revise it.

Sandy motioned to continue Application #19-079 for a Conditional Use until the August 21, 2019 meeting, 7:00 p.m. at 1454 Rome Corners Road, Galena, OH 43021 for an opinion by the Prosecutor regarding Articles 7, 8 and 28.07 on how the express provisions and limitations in Articles 7 and 8 on conditional uses apply to an event venue. Motion was seconded by Phil. The vote by was unanimous to approve the continuance.

Jim motioned to adjourn the meeting, seconded by Phil. Vote was unanimous to adjourn.

Respectfully submitted by,

Shawna Burkham

Secretary