

BOARD of ZONING APPEALS MEETING

June 20, 2018 7:00 P.M.

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

Motion made by Phil to approve March 21, 2018 meeting minutes, and the motion was seconded by Jim. Vote to approve was unanimous.

It was announced that the cutoff time for tonight's meeting will be 9:30 p.m. If tonight's business is not completed at that time we will continue this meeting on Wednesday, July 18, 2018 at 7:00 p.m. at the Berkshire Township Hall.

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

Business for the meeting:

1. Application #18-046 by Sign Affects Limited for property owned by K Quick Family Limited Partnership, 3982 Powell Rd., Powell OH 43065 for property located on Dustin Road (Parcels 417-330-01-048-000 and 417-330-01-060-000, 87.71 acres total.) Current zoning is PIND and current use is as Farm Land. Applicant is requesting a variance to allow a larger than 6' sq. ft. total and higher than 4 ft. from grade "sale sign" for the property. Size requested is 32' sq. ft. per side, double sided, 8 ft. high from grade for two years from today or until sold, whichever is sooner.

The applicant (representing the Robert Weiler Company) presented their application and explained that given the size of the parcel and its location against I-71 the client is requesting the larger size sign.

Dorothy addressed the seven questions asked of the Applicant in the Township Zoning Resolution regarding Request for Variance. The Board discussed the answers to those questions. The board indicated after discussion that they were satisfied with the Applicant's answers to the questions. Dave Weade also shared that one of the notified property owners who could not attend the meeting called and indicated she had no issues with the sign.

A motion was made by Phil to approve Application 18-046 for a variance allowing a 2-sided 32' sq. ft. per side sale sign. The motion was seconded by Dorothy. A vote was taken and the motion passed unanimously.

2. Application #18-049 by Morrison Sign Company Inc. for property owned by Homewood Corporation, Columbus, OH for property located at the SE corner of roundabout at Fourwinds Drive and Summit Drive (Parcel 41722002036005, 2.953 acres) Applicant is requesting a variance to allow a subdivision sale sign for a development prior to the plat being recorded. (Article 22, Section 22.03D) Dave Weade stated that he was told the location of the sign would be where a blue stake was placed on the parcel, and that is the only location provided thus far by the applicant.

A representative of Schottenstein Homes presented and explained that the sales rep for the Schottenstein Homes development is requesting the sign be placed as soon as possible to help generate pre-sale interest. The Applicant indicated in his opinion the platting will be approved within the next 30-60 days.

Dorothy addressed the seven questions asked of the Applicant in the Township Zoning Resolution regarding Request for Variance. The representative was told that the answers to

those seven questions was not provided with the application. He was asked to reply verbally to the seven questions and did so. Discussion ensued.

A motion was made by Jim to approve Application 18-049 for a variance. The motion was seconded by Sandy. A vote was taken and the motion passed with Jim, Sandy, Dorothy and Phil voted yes. Bruce voted no. Motion passed.

3. Application #18-051 by Morrison Sign Company Inc. for property owned by Schottenstein Homes, LLC, Gahanna, OH for property located at the SW corner of roundabout at Summit Drive and Fourwinds Drive (Parcel 41811001034002, 5.056 acres) Applicant is requesting a variance to allow a subdivision sale sign for a development prior to the plat being recorded. (Article 22, Section 22.03D) Dave Weade stated that he was told the location of the sign would be where a blue stake had been placed on the parcel, but could not verify the actual placement since there were multiple blue DELCO water stakes at the site. In addition, Dave Weade stated that when the application was received he looked up the parcel number and found that the Parcel is not in Berkshire Township, it is in Berlin Township.

For the reasons stated above, Sandy made a motion to deny the Application 18-051 and Bruce seconded the motion to deny. After discussion, a vote was taken and it was unanimous to deny.

4. Application #18-052 by Joseph Ciminello for property owned by Richard Igo, Columbus, OH; Godshall Keystone, Westerville, OH; and Fallon Gilbert, LLC, Mechanicsburg, OH for properties located on State Route 37E (Parcels 41723001005000, 4172300100400, 41723001003000, 41724002001000, 41722001017000 and 4172300100500, 298.86 acres total.) Current zoning is PMUD and current use is as Farm Land. Applicant is requesting a variance to allow for a renewal on six (6) existing real estate signs to remain on properties as long as variance shall permit. Locations and descriptions of signs are attached to the Application.

The applicant presented that the signs have been in place for two years and technically expired on May 19th, 2018 and if it is necessary to make the approval date retroactive to May 19th that would be acceptable.

Dorothy addressed the seven questions asked of the Applicant in the Township Zoning Resolution regarding Request for Variance. The Board discussed the answers to those questions. The board indicated after discussion that they were satisfied with the Applicant's answers to the questions.

A motion was made by Jim to approve Application 18-052 for a renewal of the variance allowing the signs to remain for another two years maximum, with a start date of May 19th, 2018. The motion was seconded by Phil. A vote was taken and the motion passed unanimously.

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

Respectfully submitted by,

Shawna Burkham

Secretary