

BOARD of ZONING APPEALS MEETING

March 15, 2017, 7:00 P.M.

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

Motion made by Phil to approve February 15, 2017 meeting minutes, and the motion was seconded by Dorothy. Vote by members who were present on February 15, 2017 voted; vote was unanimous to approve the minutes.

Business for the meeting:

Application 17-034, by applicant SignAffects Limited, 10079 Smith Calhoun Rd., Plain City for signage for a large parcel of land owned by Northstar Commercial Properties on the NW side of Wilson Rd., and the NW corner of ST RT 37 & Wilson Rd., Parcels 41722001012001 and 41722001012003

Dave explained to the Board that the signage (3 different signs) in question are for real estate signs, addressed in our Zoning Code in 22.02 paragraph A, and are limited to six square feet, as the property being advertised is not for an "approved or recorded subdivision." The applicant is requesting a variance to allow for larger signs. Paul Lyda from SignAffects Limited answered questions for the board.

One specific question from the board was regarding the right-of-ways in question and whether or not they have changed since the previous signs were installed. The applicant stated that the plan was to utilize the existing poles from the signs which were previously in the same three locations. Applicant understands that those locations will have to be checked to verify that they meet right-of-way specifications before permits are issued for these new signs.

An additional question was raised about the length of time being requested (10 years) for the signage permits. Discussion followed.

After discussion, Jim made a motion to approve application 17-034 for all three signs as requested, as long as:

- the current setback requirements for placement are met, and
- that the variance be valid for two years from date of installation (to occur within 30 days from this date.) Dorothy seconded the motion.

After discussion, Sandy made a motion to amend the original motion to the following:

- In addition to the setback requirements, the variance be changed to be valid for ten years from date of installation with the provision that the permit period for the signage be two years, with the burden to be on the applicant to contact township zoning department every two years and complete an inspection of all three signs to verify they are in good condition, maintained properly and meeting current setbacks at that time. There would be no additional permit fees required for these two-year inspections. If the applicant fails to meet this requirement the variance extinguishes.

Bruce seconded the amendment to the motion.

A vote was held on the amendment. Sandy – Yes, Bruce – Yes, Dorothy – Yes, Phil – No, Jim – No. The motion to amend passes.

A vote was then taken on the original motion with the approved amendment included.

Sandy – Yes, Bruce – Yes, Dorothy – Yes, Phil – No, Jim – No. The motion passes.

Phil made a motion to adjourn the meeting, Sandy seconded and the vote was unanimous to adjourn.

Respectfully submitted by,

Shawna Burkham

Secretary