

BOARD of ZONING APPEALS MEETING

May 18, 2016 7:00 p.m.

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

Motion made by Phil to approve April 27, 2016 meeting minutes, second by Dorothy. Vote was unanimous to approve. Motion passes.

Business for the meeting:

Application 16-058, 1199 S. Old 3C, Sunbury, OH 43074, Parcel 417-413-04-008-000, 5.24 acres by Dustin Hance. Requesting lot width variance to allow for a width of less than 300 ft. road frontage and less than 300 ft. width further back, due to earlier split of parcel. Currently A-1 zoning. Property adjacent to the north is in the Village of Sunbury and property adjacent to the south is in the Village of Galena.

Lorri Hughes Pritchard represented buyer Dustin Hance who wants to purchase the property from seller Carol Wirick for the purpose of constructing a single family home.

Jim moved to approve the motion to allow the variance and Bruce seconded the motion. The vote was to unanimously approve. Motion passed.

Application 16-069, applicant Ciminello's Inc, 567 Lazelle Rd., Westerville, OH 43081, for property owners Richard Igo, et al, Godshall Keystone LLC and Fallon Gilbert LLC, which includes parcels 417-220-01-017-000 and 417-220-01-018-000 (approximately 260 acres) which is located in the PMUD district created near I-71 and 36-37.

Request is for variance to allow for 4' x 8' double sided, v-shaped signs to be placed on a total of 6 or 7 locations on the different parcels for the purpose of advertising the land for sale for development purposes.

After discussion, Phil made a motion to approve the application with the following provisions:

- Maximum of six (6) signs be allowed
- Two (2) year maximum time allowed to be up
- Signs be no higher than 8' ft. tall

Sandy seconded the motion.

Jim moved to amend the motion to include the following:

- Signs must be spaced to meet all existing code requirements for location, visibility, including a 20' setback from any road or right of way

Phil seconded the amendment.

Vote was taken on the amendment and the vote was unanimous in favor. The motion passed.

Vote was then taken on the original motion with the approved amendment included, and the vote was unanimous in favor. Motion passed.

Phil moved to adjourn the meeting and Dorothy seconded. Meeting adjourned.

Respectfully submitted by,

Shawna Burkham

Secretary