

ZONING COMMISSION MEETING

August 4, 2016

7:00 p.m.

Meeting called to order. Roll call taken. Members present: Jon Kerr, Keith Cornelius, Paul DiSantis, Blaine Kelly and Erik Johnson.

Paul DiSantis called the meeting to order. Motion to approve the July 7, 2016 minutes. Vote: Jon, Blaine, Paul and Keith voted to approve. Erik was not serving at that meeting. Minutes approved.

The Board heard application 16-116 for the property located at 7257 SR 37, Sunbury, OH, 43074 by applicant Greg Cotterman, JBA Architects for the Sunbelt Rentals business. The applicant is requesting adding a 1000 square ft. wash bay to the rear of the existing building.

After discussion a motion was made by Keith to approve Application 16-116 on the condition of upgrading the landscaping on the west side of the property to meet what was required on the original plan from 2007 (adding trees all the way to the rear of the property on the west side property line), and a request from the Board to remove a pylon sign which was included in the original application. John seconded the motion. Vote was unanimous to approve with the conditions listed.

The Board then heard application 16-115 for the property at 7768 US Rt. 36, Sunbury, OH 43074 by GPS Hospitality (Burger King). The applicant is requesting approval for a remodel of the existing restaurant which includes the addition of a 200 square foot cooler at the rear of the building, which will be built on an existing cement pad, additional signage on the building and on the property and additional landscaping to be added to the property. After discussion, Blaine made a motion to approve application 16-115 with the acceptance of a divergence from the aggregate sign area requirement as currently proposed, contingent upon:

- 1) Removal of the existing pole sign near Wilson Rd. to be replaced with a monument sign on the opposite side of the property which will be in compliance with code
- 2) Additional landscaping around the new sign and on the west side of the property, as discussed in the meeting
- 3) Also contingent upon new plans/drawing submitted to the township reflecting the above changes
- 4) Giving the Township Zoning Department the authority to approve the new plans provided they meet the specifications required above.

Paul seconded the motion and a vote was held. The motion passed unanimously.

Jeff George and Dave Weade reviewed certain portions of the current Zoning Resolution book with the board members.

Keith moved to adjourn and the meeting adjourned.

Shawna Burkham

Secretary