

## BOARD of ZONING APPEALS MEETING

April 17, 2019 7:00 P.M.

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

Motion was made by Bruce to approve the March 20, 2019 minutes. Phil seconded the motion. Vote to approve by those present at that meeting was unanimous.

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

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, May 15, 2019 at 7:00 p.m. at the Berkshire Township Hall at 1454 Rome Corners Rd., Galena, OH 43021.

Business for the meeting:

1. First order of business is: Application #19-034 by McDonald's Corporation, 2 Easton Oval, Suite 200, Columbus, OH 43219 for the McDonald's property located at 7352 State Route 37 E, Sunbury, OH, 43074, Parcel #417-230-01-010-000, 5.003 acres. Application is for 2 Variances for signage for the business. Property is zoned Planned Commercial.

The McDonald's at 7352 St. Rt. 37 is applying for variances for signage because the owner is doing a major remodel for the purpose of improving the business, with special focus on making the building and the site more ADA accessible.

Variances requested are for: 1) The height of the new monument sign to be installed. Our code allows 15' and they are asking for a 5' variance for a height of 20 feet and 2) approval of a white background on the new message board on the same monument sign.

Application is being presented by Joe Smiley from McDonald's USA. Rod Boester, store owner is also present. A "boom test" which was done, established that the minimum sightline height needed was 20' high for visibility coming off of I-71. The sign will have a 70' setback, which is well within our code.

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.

Sandy motioned to approve Application #19-034 for a 5' height variance and a variance to allow a white background on the message board portion of the sign. Jim seconded the motion. Vote by Dorothy, Phil, Sandy, Bruce and Jim was unanimous to approve.

Dave announced that the Weiler real estate signs which were up for two-year review for condition, etc. were inspected and renewal permits applied for and approved.

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

Respectfully submitted by,

Shawna Burkham

Secretary