

BOARD of ZONING APPEALS MEETING

June 21, 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 Sandy to approve April 19, 2017 meeting minutes, and the motion was seconded by Phil. Vote was unanimous to approve the minutes.

Business for the meeting:

Application 17-085, by applicant Robert Myers, of 970 Joe Walker Rd, Sunbury, OH, 43074 for property located at the same address, Parcel 417-414-01.004.003 which is 6.726 acres. Applicant is requesting a variance for a road offset of 20 ft. for a free-standing 28'x39'x14' outbuilding. The owner is not present but the township has a signed affidavit from the owner allowing for Mike Anthony and Wade Renier to represent him.

Dave Weade explained the issues from Delco water regarding the location of the building with regard to existing waterlines. DelCo has requested that a building not be built on the easement.

The Board had numerous questions and concerns regarding the lack of details, drawings and specific measurements provided on the application with regard to utilities, specifically waterlines locations of cistern, buried propane tank, etc.

After discussion and input from neighbors who voiced opposition to the application, The applicant's representative asked for a continuance and Sandy made a motion to continue the application until the next meeting of the BZA, on Wednesday July 19th at 7:00 p.m. at this location, 1454 Rome Corners Road, Galena, OH, 43021, for the purpose of allowing the applicant to address all the concerns and questions posed by the Board and audience, and to submit more detailed drawings and information regarding exact measurements and locations of utilities, etc. and to answer the seven questions required regarding variance requests.

Bruce seconded the motion; a vote was taken and it passed unanimously.

Next order of business was Application 17-089 from Stanley Young, Columbus Sign Co. for property owner Northstar Commercial Development, LLC. It is requesting a variance for signs A, B, and C located on parcels 417-220-01-012-003 and 417-210-01-001-003 located at the NW corner of Wilson Rd. and SR 37.

Previous signs were in these locations but the variance expired 6/1/2017. Applicant is requesting a new variance for a length of 10 years, with the stipulation that the signs will be checked for wear every two years and refreshed if needed. Also, if a major variation in copy is needed, the Applicant has offered to submit for a new sign permit. After discussion, and numerous concerns by the Board regarding the extended time period requested, Jim made a motion to accept and approve the Variance requested noting that the signs will be the height indicated on drawings provided, that the Applicant agree to meet current setback requirements if they are different than previous ones, and that the length of time for the Variance be limited to two years. Phil seconded the motion. A vote was held: Dorothy – Yes, Phil – Yes, Jim – Yes, Bruce – No, Sandy – Yes. The motion passed.

Next order of business was Application 17-090 from Stanley Young, Columbus Sign Co. for property owner Northstar Commercial Development, LLC. It is requesting a variance for a new "Sign D", located on parcel 417-220-01-012-001 located at East of I-71 and North of SR 37.

Applicant is requesting a variance for a length of 10 years, with the stipulation that the sign will be checked for wear every two years and refreshed if needed. Also, if a major variation in copy is needed, the Applicant has offered to submit for a new sign permit. After discussion, and numerous concerns by the Board regarding the extended time period requested, Jim made a motion to accept and approve the Variance requested noting that the sign will be the height indicated on drawings provided and that the Applicant agrees to meet current setback requirements, and that the length of time for the Variance be limited to two years. Phil seconded the motion. A vote was held: Dorothy – Yes, Phil – Yes, Jim – Yes, Bruce – Yes, Sandy – Yes. The motion passed.

It was noted that the Applicant will receive a letter in writing stating the terms of the Variance.

Phil made a motion to adjourn, Bruce seconded it, and the vote was unanimous to adjourn.

Respectfully submitted by,

Shawna Burkham

Secretary