

VILLAGE OF PLAIN CITY
BOARD OF ZONING APPEALS

Minutes

July 28, 2020, 6:30 PM Via Zoom

MEMBERS

Shannon Pine – Tara Lee – Janika Adler – Tom Jaskiewicz – Daniel Fennell

Solicitor: Paul LaFayette (arrived at 6:36 pm)

CALL TO ORDER: Ms. Pine called the meeting to order at 6:38 pm

ROLL CALL: Committee members present- Shannon Pine, Tara Lee, Janika Adler, Daniel Fennell, and Tom Jaskiewicz

APPROVAL OF MINUTES: Ms. Pine sent a revised copy of 7-21-20 BZA Minutes via email to the committee. Ms. Pine motioned, seconded by Ms. Lee to approve the revised 7-21-20 BZA minutes. Four votes yes and one abstained (T. Jaskiewicz)

OLD BUSINESS: Case #VAR-2020-001: Variance Application to Replace an Existing Non-Conforming Sign at 440 S. Jefferson Street (Parcel 04-00777.001)- Applicant: Plain City Shell (owners Jerry and Kim Mayer)

- Applicant Jerry and Kim Mayer weren't present for the Finding of Facts session.
- Chairman confirmed with the committee that everyone had a chance to review the new exhibit that Ms. Brill provided on behalf of the applicant. All members agreed they received and reviewed the new exhibit. Due to the new information, the committee members, had a discussion and deliberated the case.
- Ms. Lee stated in consideration of the newly submitted drawing commented that the actual design and configuration of the sign is not in keeping with the character of the neighborhood due to the height of the sign and the height of the base which is taller than the existing sign. Mr. Fennell believes that so long as the base is covered with screening as required by Ordinance 1199.05 (4) he believes it is in keeping with the character of the neighborhood.
- Ms. Lee would like to state for the record that Ms. Mayer previously stated the print area would be smaller but according to the measurements provided it is larger. The existing height is 24 inches and the proposed is 50 inches. Mr. Jaskiewicz's questioned if the square footage would be the same, the existing is 30 square feet and propose is 33 square feet. Ms. Pine is comfortable with text size.
- Two items are inconsistent within the application. A) the size of the message board. The applicant stated it was going to be smaller but its larger and B) applicant stated the base would remain the same but will be different and not to code (Ord 1138.05).
- After consideration of the additional information, the board would like to add a condition to the finding of facts.
- Ms. Pine motioned, seconded by Ms. Lee to adopt the finding of facts as modified. Four yes votes and one abstained (T. Jaskiewicz)
- T. Jaskiewicz stated, for the record, that finding of facts for Case# VAR-2020-001 has been modified and adopted on July 28, 2020.
- Ms. Lee motioned, seconded by Ms. Adler to conditionally approve case #VAR 2020-001. Four yes votes and one abstained (T. Jaskiewicz)

- *The Board of Zoning Appeals finds that the proposed application for a sign variance, on balance, satisfies the requirements of Ord. 1138.05(c)(3) and subsections (A), (B), (C), (D) and (E) thereto. Accordingly, the Board of Zoning Appeals CONDITIONALLY APPROVES Application VAR-2020-001 and such approval is in accordance with Ord. 1138.05(c) and subject to and conditioned upon compliance with the requirements set forth in Ordinance 1185.02(e)(4) requiring that the base be screened with an exterior of either brick, stone, or wood having a width at least equal to that of the sign, with no intervening openings, supporting posts, poles, pillars, uprights or braces.*
- Ms. Brill was asked to convey the message to the applicant regarding the board's decision. Mr. Jaskiewicz would like the Zoning Official to reiterate to the applicant the application is approved as long as the applicant meets the condition requirements on Ordinance 1185.02 (e) (4) - and Ord 1138.05 (c) (3)

ADJOURN: Ms. Adler motioned, seconded by Ms. Pine to adjourn at 7:22 pm.