

## Board of Zoning Appeals

March 17, 2016

### Meeting Minutes

Chairman Feick called the meeting to order at 4:30pm. The following members were present: Mr. Zeiher, Mr. Mears, Chairman Feick and Dr. Bill Semans. Casey Sparks was present from the Planning Department, Jeff Keefe from Engineering and Debi Eversole, Clerk from Planning Dept. Mr. Matthews was not in attendance.

Mr. Feick asked if anyone would like to discuss prior meeting minutes dated Nov 12, 2015 and Jan 21, 2016. Mr. Zeiher moved to approve minutes as written. Mr. Mears seconded the motion without discussion. Motion passed, all in favor.

Mr. Feick swore in all audience members and staff wishing to speak on any of the agenda items.

Ms. Sparks briefed the board members on an application from Bob Waldock, on behalf of Key Real Estate, Ltd., for a variance to allow a monument sign to be located 1' from the front property line at **1414 First St.** Section 1143.09(d) requires monument signs within the front yard to be located no closer than fifteen feet or one-half the required front yard setback, whichever is greater. The General Manufacturing zoning district requires a 30' front yard setback, as such the applicant is required a minimum of 15'.

The applicant has proposed to place a 4' x4' non-illuminated monument sign within the grass area adjacent to the parking area. If the applicant placed the sign within the required setbacks, it would be located within the parking area. This will force the applicant to remove the concrete and reduce parking spaces. The applicant initially had proposed larger signs on the east and west side of the building. The signage currently proposed is much less obtrusive to surrounding property owners.

In conclusion, planning staff recommends approval of the requested variance. There are similar signs along the surrounding area.

Bob Waldock, 2015 Cedar Point Rd, Sandusky spoke on behalf of the application. He stated that as he develops the property for new offices for WT Realty, he wants to do something that is less intrusive than a wall mounted sign and something clean and neat. They have outgrown their downtown facility and this new project would keep everything under one roof. The 4' x 4' sign would be placed in the grass boulevard.

Mr. Zeiher moved to approve the application. Dr. Semans seconded the motion. Mr. Feick stated that each case would be individual and looked at separately. He pointed out that there are two other ground signs in the immediate area. Each case is unique and there are others that already have what Mr. Waldock is proposing. Roll was called and the variance was approved, all were in favor.

Mr. Feick moved to the next item on the agenda, a variance application to the required floodplain at **1 Cedar Point Drive**, to allow the construction of an approximate 250 sq. ft. building in the park. He asked for discussion on this topic.

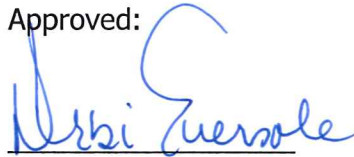
Mr. Keefe explained that the project is Kaman's Art Studio, an open floor plan shelter. They are unable to build it up above the existing flood plain because of the current elevation as Cedar Point.

Mr. Feick asked for questions or comments from audience members and committee members.

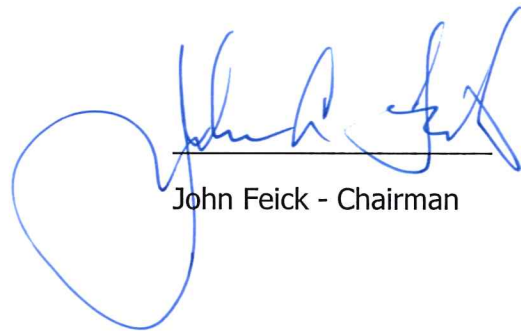
With no further questions or comments, Mr. Mears moved to approve the variance. Dr. Semans seconded the motion without discussion. Roll was called and the variance was approved, all were in favor.

With no further business, Mr. Zeiher moved to adjourn the meeting. Mr. Mears seconded the motion. Meeting was adjourned at 4:40 PM.

Approved:



Debi Eversole



John Feick - Chairman