

June 23,

2015

Held

20

VA-15-01

The hearing was called to order by Chairman Cox at 6:06 p.m. on June 23, 2015 at the Etna Township Administration Building. The roll call showed members Cheri Rogers, Trent Stepp, Rick Cox, Claudette VanDyne, and Mark Schaff present, along with Clerk Laura Brown.

The Area Variance request is from Section 1209 for the property located at 9564 Hazelton-Etna Road submitted by Michael Lunsford, Trustee and Rev. Mark Plaughner, Pastor of the Victory Baptist Church. The nature of the area variance is to increase the allowable sign height and decrease the required setbacks for the sign.

Chairman Cox explained the process of the hearing. The applicant, Mark Plaughner, and Township Administrator, Rob Platte, were sworn in.

Rob Platte provided a written staff report and PowerPoint presentation. The existing church sign predates the current sign regulations; therefore it is a legal non-conforming sign. The church must relocate the existing sign as part of the SR310/IR70 bridge project, which widens SR310 to the north and changes the right-of-way (ROW) area in front of the church parcel.

The sign currently is 16' 4" tall and would remain the same when it is relocated. It is also located approximately 8' from the current ROW, which is similar to the request to relocate it to approximately 7' from the new ROW. The existing sign is currently not encroaching into the required side yard setback, but, the proposed new location of the sign does put it within the required side yard setbacks. This is due to a lack of ideal locations to relocate the sign to without causing undue hardship. Other locations on the property would either put the sign in the existing parking lot or close to the southern property line, making the sign non-visible to motorists. It is important to note that the current legal non-conforming status of the existing sign would allow for the relocation to the proposed location without the need for a zoning permit. The applicant wishes to also slightly increase the size, as noted above, and also wishes to seek variance approvals and a valid zoning permit. This would bring the sign into conformity with the Zoning Resolution, thus eliminating the non-conformity issues.

Variance #1 is to decrease the required setback from public right-of-way and adjacent lot lines. The applicant wishes to reduce the required setback from 20' to 7'.

Variance #2 is to increase the allowable height. The applicant does not wish to increase the height greater than what it currently is, rather is seeking the variance in order to eliminate the current non-conforming status.

The staff recommends that the Board of Zoning Appeals approve the requested variances because the standards for a variance can be met.

Mark Plaughner, applicant, explained what the Ohio Department of Transportation plans on doing in this area for the State Route 310 project.

Public Comments - none

Cheri Rogers moved to close the public testimony portion of the hearing at 6:20 p.m. The motion was seconded by Claudette VanDyne. The roll call was as follows: Cheri Rogers, yes; Trent Stepp, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; passed 5-0.

Claudette VanDyne moved, case number VA-15-01 for the Victory Baptist Church at 9564 Hazelton-Etna Road, Etna, Ohio, 43018, applicant Mark Plaughner, to approve the variance from Section 1209 Permanent signs permitted in nonresidential zoning districts item C Freestanding Signage under number 4 from fifteen feet to 16' 4" (or use 17') and under 5 to reduce the required setback from 20' to 7' from the right-of-way and from 20' to 8' from the adjacent lot lines because the Standards for 'Practical Difficulties' (Section 512.B) have been met. The motion was seconded by Cheri Rogers. The roll call was as follows: Cheri Rogers, yes; Trent Stepp, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; passed 5-0.

Claudette VanDyne moved to close the hearing at 6:22 p.m. The motion was seconded Trent Stepp and passed 5-0.



Laura Brown, Clerk



Rick Cox, Chairman



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Members: Rick Cox-Kathy Johnston-Mark Schaff-Trent Stepp - Claudette VanDyne
Alternate Member: Cheri Rogers

FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on June 23, 2015 at 6:06 p.m. at the Etna Township Administration Building.


The nature of Area Variance VA-15-01 was to increase the allowable sign height and decrease the required setbacks for the sign. The application was submitted by Michael Lunsford, Trustee and Rev. Mark Plaucher, Pastor of the Victory Baptist Church located at 9564 Hazelton-Etna Road.

The Board approved the variance from Section 1209 Permanent signs permitted in nonresidential zoning districts item C Freestanding Signage under number 4 from fifteen feet to 16' 4" (or use 17') and under 5 to reduce the required setback from 20' to 7' from the right-of-way and from 20' to 8' from the adjacent lot lines because the Standards for 'Practical Difficulties' (Section 512.B) have been met.


Rick Cox

Cheri Rogers


Mark Schaff


Trent Stepp


Claudette VanDyne