

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 1D148

Held April 24, 20 2018**Adjudicatory Hearing VA-18-03 Speedway**

The hearing was called to order at 6:15 p.m. by Chairman Cox on April 24, 2018 in the Etna Township Administration Building for the purpose of conducting an adjudicatory hearing. The meeting was audio taped for the township records. The roll call showed members Ryan Davidson, Trent Stepp, Rick Cox, Greg Reis, and Mark Schaff present along with Clerk Laura Brown.

The nature of the hearing is to consider an area variance VA-18-03 submitted by Emro Marketing Company/Speedway LLC for 9749 Hazelton-Etna Road from Article 12 Signage. Chairman Cox explained the process of the hearing. The Zoning Inspector John Singleton and applicant Robert Sweet were sworn in.

Trent Stepp moved to take a five minute recess for Ryan Davidson to take his Oath of Office. The motion was seconded by Greg Reis and passed by unanimous affirmative vote. Trustee Carlisle swore Ryan Davidson into office. Greg Reis moved to reopen the meeting. Trent Stepp seconded the motion and it passed by unanimous affirmative vote.

John Singleton provided a Staff Report. After reviewing the variance request Speedway will only need two variances this evening and the applicant revised the narrative in his application. One variance request is from Section 1209.E.1 to increase the allowable wall sign area to exceed 228 square feet to 485 square feet. The other variance request is from Section 1205.B.11 regarding directional signs having a maximum permitted sign area of 3 square feet and maximum height of 4' to increase to allow for 32 square feet and a maximum of 10 foot in height. The expansion on the rear of the property is for diesel pumps. The request for larger directional signs is to allow signage that the semi truck drivers are able to read. During a recent meeting with ODOT they were in favor of the signage to allow for a better flow of traffic. The other variance requests are not needed.

Mark Schaff requested minimal light pollution if possible on the site and with the signage. The signs are internally illuminated.

Robert Sweet with McBride Dale Clarion is representing Speedway. Speedway is doing renovations by adding the diesel pumps and a café in the store. They are replacing existing signage, the canopy, painting the building, additional employee cooler, and updating the restroom area. The larger directional signage will help with the flow of traffic on the site. He explained all the other signage that is proposed in regards to the wall signage. The new signage will also update the location.

Robert Sweet explained the lighting on the property and they do meet the lighting requirements in the Zoning Resolution.

The directional signage will be high enough for the truck traffic to see but will not block the vehicular traffic. The diesel pumps in the rear will be high flowing pumps and the pumps located in the front will be for vehicles.

Trent Stepp moved to close the public testimony portion of the hearing at 6:46 p.m. The motion was seconded by Greg Reis and passed by unanimous affirmative vote.

Trent Stepp was on the Zoning Commission when the sign code was redone and does not feel the directional signage is an issue with the intent of the sign code.

This remodel will be similar to the Speedway located in Old Washington on Interstate 70. There is no overnight truck parking.

Greg Reis moved to approve area variance VA-18-03 submitted by Emro Marketing Company/Speedway LLC for 9749 Hazelton-Etna Road from Section 1209.E.1 to increase the allowable wall signage to exceed 228 square feet to 485 square feet also from Section 1205.B.11 to all directional signs to exceed the 3 square feet in area and 4' in height to, as noted on the plans, to 32 square feet for signage no larger than and no taller than 10 ft because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion was seconded by Mark Schaff. The roll call on the motion was as follows: Ryan Davidson, yes; Trent Stepp, yes; Rick Cox, yes; Greg Reis, yes; and Mark Schaff, yes; motion passed 5-0.

Trent Stepp moved to adjourn at 7:01 p.m. The motion was seconded by Mark Schaff and passed by unanimous affirmative vote.


Laura Brown, Clerk


Rick Cox, Chairman



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Members: Rick Cox-Greg Reis-Mark Schaff-Trent Stepp
Alternate Member: Ryan Davidson

FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on April 24, 2018 at the Etna Township Administration Building for an area variance VA-18-03 submitted by Emro Marketing Company/Speedway LLC for 9749 Hazelton-Etna Road from Article 12 Signage.

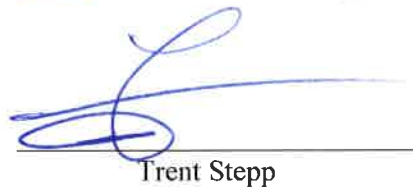
The board moved to approve area variance VA-18-03 submitted by Emro Marketing Company/Speedway LLC for 9749 Hazelton-Etna Road from Section 1209.E.1 to increase the allowable wall signage to exceed 228 square feet to 485 square feet also from Section 1205.B.11 to all directional signs to exceed the 3 square feet in area and 4' in height to, as noted on the plans, to 32 square feet for signage no larger than and no taller than 10 ft because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion passed 5-0.


Rick Cox


Greg Reis


Ryan Davidson


Mark Schaff


Trent Stepp