

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 9,

2018

Held _____

_____20_____

The hearing was called to order by Chairman Cox at 6:05 p.m. on October 9, 2018 at the Etna Township Administration Building. The roll call showed members Trent Stepp, Rick Cox, Greg Reis, and Mark Schaff present, along with Clerk Laura Brown. Ryan Davidson was excused.

The nature of the hearing is for an area variance submitted by John Belcher for Ohio Steel Recycling at 13141 National Road from Article 12 Signage. Chairman Cox explained the process of the hearing. The Applicants, Karl Lutz, Scott Lee, and John Belcher, along with Zoning Inspector, John Singleton, were sworn in.

Zoning Inspector John Singleton provided a Staff Report. The applicant is requesting a 15'x8' Free Standing Marquee Sign for Ohio Steel Recycling one foot from the property line. The Zoning Resolution requires freestanding signage shall be a minimum of 20 feet from the public right-of-way and any adjacent lot lines. The applicant is asking for a one foot setback for the front property line.

The Zoning Inspector explained the issues with the right-of-way and determining where the property line is and where ODOT's right-of-way starts. The township does not have the authority to grant a variance in ODOT's right-of-way. The applicant will need to verify the location for the signage and the size of the signage.

John Belcher of 13141 National Road discussed the location of the sign. The right-of-way for ODOT was discussed and verified. The township cannot verify property lines or the right-of-way line. The Board recommended the applicant obtain a survey. Karl Lutz inquired about grandfathering. The township does not have the authority to allow a sign in ODOT's right-of-way even if the sign has been there for years.

Any reference in this meeting to the right-of-way line is the right-of-way line as surveyed or where it really exists; not measured from the road. The Board and applicant discussed the sign location and right-of-way lines.

The Board held a work session to determine what the applicant needed in regards to the computations of the aggregate sign area. The Board also discussed safety concerns with digital signage.

The location of the sign has to be out of the right-of-way. The applicant is asking to locate the sign in front of the office and they withdraw the variance regarding the size of the signage.

Greg Reis moved to close the public testimony portion of the hearing at 7:01 p.m. The motion was seconded by Mark Schaff and passed by unanimous affirmative vote.

The variance request from Section 1207A1 and 1209e3 were withdrawn. The correspondence from ODOT stated they do not have any issues with the sign as long as it is out of their right-of-way.

Trent Stepp moved to approve area variance VA-18-07 submitted by Professional Image Sign Corporation for Ohio Steel Recycling located at 13141 National from Article 12, Section 1209 c 5 to reduce the minimum setback from 20 feet to 1 foot from the public right-of-way because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion was seconded by Mark Schaff and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn at 7:05 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 October 9, 2018 at the Etna Township Administration Building for an area variance submitted by John Belcher for Ohio Steel Recycling at 13141 National Road from Article 12 Signage.

The board moved to approve area variance VA-18-07 submitted by Professional Image Sign Corporation for Ohio Steel Recycling located at 13141 National from Article 12, Section 1209 c 5 to reduce the minimum setback from 20 feet to 1 foot from the public right-of-way because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion passed 4-0.

A handwritten signature in blue ink, appearing to read "Rick Cox", written over a horizontal line.

Rick Cox

Excused

Ryan Davidson

A handwritten signature in blue ink, appearing to read "Greg Reis", written over a horizontal line.

Greg Reis

A handwritten signature in blue ink, appearing to read "Mark J. Schaff", written over a horizontal line.

Mark Schaff

A handwritten signature in blue ink, appearing to read "Trent Stepp", written over a horizontal line.

Trent Stepp