

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10146

Held June 15, 20 2020**ADJUDICATORY HEARING- VA-20-02 National Sign Systems**

The hearing was called to order by Chairman Reis at 6:14 p.m. on June 15, 2020 at the Etna Township Garage. The meeting was audio taped for the township records. The roll call showed members Trent Stepp, Shannon Mills, Greg Reis, Eric Nickolas, and Tommy Hunt present, along with Clerk Laura Brown.

The nature of the hearing is to consider an **Area Variance** request from Article 12, Section 1209.E.1 submitted by National Sign Systems for 103 Etna Crest Blvd.

Chairman Reis explained the process of the hearing. John Gordon with Englefield Oil Company and John Singleton were sworn in.

John Singleton reviewed the provided Staff Report. The applicant is updating signage at the Etna Crest location. They are updating the wall signage for the Duchess Shop. Sharing the building with McDonald's and having the smaller part of the building, they would like to increase the amount of wall signage for visibility and to better align with the updates that McDonald's is undertaking with their part of the building. The building will have a better appearance overall with the surrounding businesses in the area. The Zoning Resolution allows one square foot of signage for each linear foot of building fronting a public right-of-way. The north side of the building has 48 linear feet of building fronting a public right-of-way. The amount of wall signage they would need is 64.06 sq. ft. making them 16.06 sq. ft. over the maximum allowed.

Englefield Oil Company is requesting a variance from Section 1209 E.1 to increase their maximum amount of wall signage on the north side of the building from 48 sq. ft to 65 sq. ft.

John Gordon with Englefield Oil Company stated the sign square footage will be a reduction from what is currently on the building from when it was built in 2005. Mr. Gordon presented two pictures that were labeled Exhibit 1. One picture was of the building the way the current signs look and one of the new signage. The new awning will be reduced in size. This is the new sign design for the Duchess Shoppe.

Trent Stepp moved to close the public testimony at 6:25 p.m. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

Trent Stepp to approve area variance VA-20-02 submitted by National Sign Systems for 103 Etna Crest Blvd from Article 12, Section 1209.E.1., to increase the maximum allowed wall signage from 48 sq. ft to 65 sq. ft because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

VA-20-03 Premier Storage of Etna

The hearing was called to order by Chairman Reis at 6:27 p.m. on June 15, 2020 at the Etna Township Garage. The meeting was audio taped for the township records. The roll call showed members Trent Stepp, Shannon Mills, Greg Reis, Eric Nickolas, and Tommy Hunt present, along with Clerk Laura Brown.

The nature of the hearing is to consider an **Area Variance** request from Article 12, Section 1209.E.1 submitted by Allen Faires for 12453 National Road.

Chairman Reis explained the process of the hearing. John Singleton was sworn in.

John Singleton reviewed the provided Staff Report. The Zoning Resolution allows for 1 square foot of wall signage for each linear foot of building fronting on public right-of-way. The new owner of Premier Storage had updated the wall signage without knowing he needed a zoning permit. Once he had completed the signage, he was 24 square feet over the limit creating the violation. John Singleton sent him a zoning violation letter. Mr. Faires called as soon as he got the letter wanting to know how to correct it and was advised he could either take some of the signage down, or ask for a variance. With the additional signage being business contact information, he opted to request a variance. The variance is from Section 1209 E.1 to increase the wall signage maximum from 50 square feet to 74 square feet to bring his business into compliance.

The Board discussed the intent of the regulations in the Zoning Resolution and the options that the

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June 15,

2020

Held

20

property owner has for signage. There are three buildings located on US40 providing frontage. The content of the sign is providing directions to the customers.

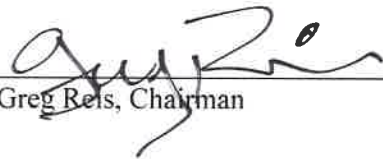
Trent Stepp moved to close the public testimony at 6:50 p.m. The motion was seconded by Tommy Hunt and passed by unanimous affirmative vote.

Trent Stepp to approve area variance VA-20-03 submitted by Allen Faires for 12453 National Road from Article 12, Section 1209.E.1., to increase the maximum allowed wall signage from 50 square feet to 74 square feet to accommodate the existing 24 square foot directional/information non-marketing sign because the Standards for 'Practical Difficulty' (Section 512.B) have been met. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn the meeting at 6:53 p.m. Eric Nickolas seconded the motion and it passed by unanimous affirmative vote.



Laura Brown, Clerk



Greg Reis, Chairman

RECORD OF PROCEEDINGS

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Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held June 15, 20 2020**VA-20-01 CRG**

The hearing was called to order by Chairman Reis at 6:54 p.m. on June 15, 2020 at the Etna Township Garage. The meeting was audio taped for the township records. The roll call showed members Trent Stepp, Shannon Mills, Greg Reis, Eric Nickolas, and Tommy Hunt present, along with Clerk Laura Brown.

The nature of the hearing is to consider an **Area Variance** request from Appendix D, CRG Etna Park 70-East Planned Mixed-Use Development District, Zoning Use "B" Buffering submitted by CRG for 9800 Schuster Way.

Chairman Reis explained the process of the hearing. John Singleton was sworn in at the previous hearing.

John Singleton reviewed the provided Staff Report. The PMUD text requires a 10' Buffer Yard along public ROW's internal to the development. CRG currently has a prospective tenant that required the building to be wider than originally designed. With that they had to redesign the truck court. Once they had completed these, they were 3' into the Buffer.

The applicant is developing the property for manufacturing uses. With the widening of the building and redesigning of the truck court, there is an approximately 200' section of buffer between Schuster Way and the subject parcel at the west end near the curve that they need reduced from 10' to 7' to allow for the wider building and redesigned truck court.

The board discussed the request and the buffering requirements in the Zoning Resolution. This request is for a reduction in the buffering of the internal area of the development in the use "B" section Appendix D for CRG Etna Park 70-East Planned Mixed-Use Development District. The section where the reduction in buffering has been requested is shown on the drawing provided in their application.

Eric Nickolas moved to close the discussion for the public hearing at 7:10 p.m. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

Trent Stepp moved to approve area variance VA-20-01 submitted by CRG for 9800 Schuster Way from Appendix D, CRG Etna Park 70-East Planned Mixed-Use Development District, Zoning Use "B" Buffering that the Buffer Yard requirements along public rights-of-way internal to the development per Exhibit "A" of the application be reduced from ten (10) feet to seven (7) feet in depth because the Standards for 'Practical Difficulty' (Section 512.B.) The motion was seconded Tommy Hunt and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn the meeting at 7:12 p.m. Shannon Mills seconded the motion and it passed by unanimous affirmative vote.



Laura Brown, Clerk



Greg Reis, Chairman



81 Liberty Street
P.O. Box 188
Etna, Ohio 43018-0188

Phone 740/927-7717 Fax 740/927-1699

Members: Sarah Benoit-Eric Nickolas-Greig Reis-Mark Schaff-Trent Stepp
Alternates: Tommy Hunt - Shannon Mills

FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on June 15, 2020 at the Etna Township Garage to consider an Area Variance request from Appendix D, CRG Etna Park 70-East Planned Mixed-Use Development District, Zoning Use "B" Buffering submitted by CRG for 9800 Schuster Way.

The board moved to approve area variance VA-20-01 submitted by CRG for 9800 Schuster Way from Appendix D, CRG Etna Park 70-East Planned Mixed-Use Development District, Zoning Use "B" Buffering that the Buffer Yard requirements along public rights-of-way internal to the development per Exhibit "A" of the application be reduced from ten (10) feet to seven (7) feet in depth because the Standards for 'Practical Difficulty' (Section 512.B.) The motion passed by unanimous affirmative vote.

Tommy Hunt

Shannon Mills

Eric Nickolas

Greg Reis

Trent Stepp

The Final Order was approved and signed: July 7, 2020 minutes signed 7/21/20
The Final Order was mailed/mailed to applicant on: 7/22/20



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Alternates: Tommy Hunt - Shannon Mills

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Tommy Hunt

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Eric Nickolas

Greg Reis

Trent Stepp

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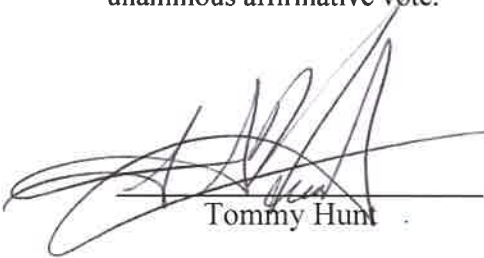
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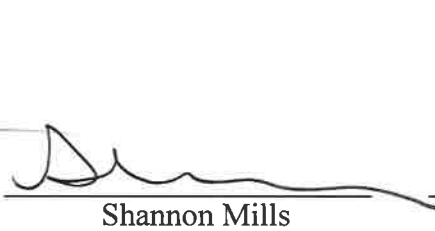
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Alternates: Tommy Hunt - Shannon Mills

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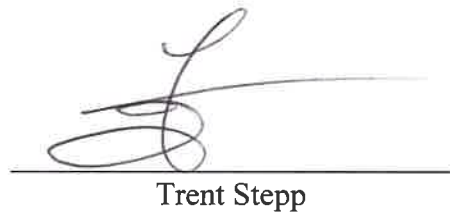
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Tommy Hunt


Shannon Mills


Eric Nickolas


Greg Reis


Trent Stepp

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