

## RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

## Etna Township Board of Zoning Appeals

Held

May 30,

20 2023

**VA23-04 Garmann Miller 8750 Watkins Road**

The meeting was called to order by Chairman Stepp at 5:14 p.m. on May 30, 2023, at the Township Hall. The roll call showed members Sarah Benoit, Shannon Mills, Trent Stepp, and Tommy Hunt present, along with Clerk Laura Brown. Greg Reis was excused.

Chairman Stepp explained how the hearings will be conducted and the following people were sworn in: John Singleton, Etna Township Zoning Inspector; Bob Jennell, Southwest Licking Schools; Curt South and Andrea Wolford with Garmann Miller.

The adjudicatory hearing was called to order by Chairman Stepp at 5:15 p.m.

The nature of the hearing is to consider Area Variance request VA-23-04 for the application submitted by Garmann Miller for Southwest Licking School District for the property located on 8750 Watkins Road from Article 12 – Signage.

John Singleton, Zoning Inspector, reviewed the written Staff Report. The request is from Sections 1207.F.1 to allow for an Electronic Message Center (EMC) sign, 1208.B to allow more than one sign, & 1209.E.1 to allow an overage from 296 square feet to 367 square feet in wall signage. The school will be located within an R-1 zoning district which permits only one sign. The R-1 zoning district does not permit Electronic Message Center signs. The property owner would like to construct both a monument sign and wall signage. The wall signage will exceed the maximum square footage permitted by seventy-one square feet. They would also like to add an Electronic Message Center to the monument sign which will exceed by three square feet. The maximum permitted for the free-standing sign is thirty-two square feet with this being an Institutional Use under Section 1208.B. The width of the front of the building is two hundred and ninety-six feet which would permit them two hundred and ninety-six square feet of wall signage. The request is for three hundred and sixty-seven square feet. The school has a hardship being in a R-1 zoned district. The height of the monument sign is permitted without a variance. The signage being requested is comparable to the existing signs at the schools. The school does not need a variance for the location of the signage.

Andrea Wolford with Garmann Miller presented for the applicant. Ms. Wolford reviewed the two drawings that were presented and provided an overview of the Nature of the Variances and Narrative Statements that were provided with the application.

The school district received variances in the past for the signage at the other schools.

**Exhibit 1** - Site Plan EMC Sign – Project Number 17080.12 Sheet Number L1.0 Dated 04/06/2023

**Exhibit 2** - Site Plan Wall Signage – Project Number 17080.12 Sheet Number L1.0 Dated 04/06/2023

Sarah Benoit moved to close the public testimony portion of the hearing at 5:30 p.m. The motion was seconded by Tommy Hunt and passed by unanimous affirmative vote.

Chairman Stepp discussed the criteria to consider when approving a variance and reviewed the statement provided by the applicant in the Narrative Statements.

The board unanimously agreed to consider the variance in one motion.

Trent Stepp moved to approve Area Variance request VA-23-04 for the application submitted by Garmann Miller for Southwest Licking School District for the property located on 8750 Watkins Road from Article 12 – Signage with the changes specifically or the variances specifically in Section 1207 General Sign Standards F. Electronic Message Centers, On-premises electronic message center signs to be permitted (in a residential zoning district, (R-1)); Section 1208 Permanent Signs permitted in agricultural and residential zoning districts, Section B. Signs for Public, Institutional, and Nonresidential Uses; to allow two permanent signs; and to permit the building wall sign to a height of 13’4” and width of 27’6”;; and from Section 1209 Permanent Signs Permitted in Nonresidential Zoning Districts, Section E Other Permitted Sign Types 1. To permit the wall signage to be 367 square feet; and 2. to permit the monument signage to be 35 square feet because the Standards for ‘Practical Difficulty’ (Section 512.B. of the Zoning Resolution) have been met. The motion was seconded by Sarah Benoit and passed by unanimous affirmative vote.

Shannon Mills moved to close the adjudicatory hearing at 5:39 p.m. The motion was seconded by Tommy Hunt and passed by unanimous affirmative vote.

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DAYTON LEGAL BLANK, INC., FORM NO. 10148

Etna Township Board of Zoning Appeals

Held May 30, 20 2023

**Public Meeting**

Chairman Stepp opened the public meeting at 5:40 p.m. For the record all the members are still in attendance.

Sarah Benoit moved to approve the minutes from the Board of Zoning Appeals Organizational meeting and adjudicatory hearing on April 25, 2023 for VA23-03 Garmann Miller/SWL School for 8868 Watkins Road and to sign the final orders. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

Shannon Mills moved to adjourn the meeting at 5:41 p.m. The motion was seconded by Sara Benoit and passed by unanimous affirmative vote.



Laura Brown, Clerk



Trent Stepp, Chairman



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

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

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

### FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on May 30, 2023, to consider the Area Variance request VA-23-04 for the application submitted by Garmann Miller for Southwest Licking School District for the property located on 8750 Watkins Road from Article 12 – Signage.

The Board moved to approve Area Variance request VA-23-04 for the application submitted by Garmann Miller for Southwest Licking School District for the property located on 8750 Watkins Road from Article 12 – Signage with the changes specifically or the variances specifically in Section 1207 General Sign Standards F. Electronic Message Centers, On-premises electronic message center signs to be permitted (in a residential zoning district, (R-1)); Section 1208 Permanent Signs permitted in agricultural and residential zoning districts, Section B. Signs for Public, Institutional, and Nonresidential Uses; to allow two permanent signs; and to permit the building wall sign to a height of 13’4” and width of 27’6”; and from Section 1209 Permanent Signs Permitted in Nonresidential Zoning Districts, Section E Other Permitted Sign Types 1. To permit the wall signage to be 367 square feet; and 2. to permit the monument signage to be 35 square feet because the Standards for ‘Practical Difficulty’ (Section 512.B. of the Zoning Resolution) have been met. The motion passed by unanimous affirmative vote.

*absent*

Sarah Benoit

Tommy Hunt

Shannon Mills

Greg Reis

Trent Stepp

The Final Order was approved and signed: 7-25-23

The Final Order was mailed/mailed to applicant on: 7-28-23