

Bainbridge Township, Ohio  
Board of Zoning Appeals  
February 16, 2012

Pursuant to notice by publication and certified mail, the public hearing was called to order at 6:35 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Joseph Gutoskey, Mr. Todd Lewis and Mr. Mark Olivier. Mr. Mark Murphy was absent.

The board welcomed Mr. Joseph Gutoskey as a new member of the Board of Zoning Appeals. Mr. Gutoskey is filling the seat vacated by Mr. Christopher Horn. The board acknowledged Mr. Jason Maglietta as the new alternate member.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals. He then explained the hearing process and swore in all persons who intended to testify.

Application 2012-1 by Candice W. Channing for property at 9251 Stafford Road - Continuance

The applicant is requesting area variance(s) for the purpose of a lot split. The property is located in a R-5A District.

Secretary's Note: The applicant could not attend the meeting and asked that it be postponed to the next regularly scheduled meeting.

Motion BZA 2012-1 – 9251 Stafford Road

Mr. Lamanna made a motion to postpone this application to the next regularly scheduled meeting to be held March 15, 2012 at the request of the applicant.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Olivier, aye.

Application 2012-3 by Cicogna Electric Sign Company and McGill Property Group for property at Market Place Drive (Bainbridge Shopping Center) - Continuance

The applicants are requesting area variances for the purpose of installing an additional multi-tenant monument sign and four (4) directional signs within the shopping center. The property is located in a CR District.

Mr. George Dragon of Cicogna Electric Sign Company was present to represent this application.

Mr. Lamanna stated that he happened to be at the shopping center recently and noticed that there are a string of ground signs which was not the board's assumption of what was there at the last meeting so his thought was to bring this application back in and go over the application again knowing what is already existing at this shopping center and go from there. He asked Mr. Dragon how this proposed sign compares in size to the other signs already there.

Mr. Dragon testified that they are comparable in size and that is one thing McGill Properties wanted, he didn't want it to be bigger than the neighbor's and that is what he stressed. He said when the tenant went to Mr. McGill and he came to us he said he wanted something that was going to be harmonious with the building etc.

Mr. Lamanna said Bob Evans and McDonald's each have a sign.

Mr. Lewis said there are four or five of those ground monument signs there.

Mr. Dragon said they wanted to use the text coating finish over aluminum so it is not like the sign is just an aluminum square cabinet, they wanted it to be harmonious with the others.

Mr. Lamanna said there are two big signs at the entrance.

Mr. Olivier asked if the other monuments are that high.

Mr. Lamanna asked if the other monuments are 10' high and said he thinks there are four or five of them along there.

Mr. Olivier said he would guess they are less than 6' tall.

Mr. Lamanna said he would hate to guess because things can be deceptive from a distance.

Mr. Wrench testified that they are less than 10' for sure.

Mr. Lamanna said he knows they are not as big as 10'.

Mr. Lewis said he is thinking the other ones were all built at the same time.

Mr. Lamanna said yes and they are all pretty much the same size.

Mr. Lewis said the board should have a point of reference on that so that this one is consistent with the others and we don't end up with an oddball.

Mr. Lamanna said the only difference is they are mostly single tenants. He asked why the MPG Property Group Center is on the sign and if that is for another tenant to go on there.

Mr. Dragon said they put that in there to show there is space available with a telephone number because this is mainly for the side tenants, it is not meant for KFC or anybody in the front because they have the frontage on the road and that was the main thing. He said the Mexican restaurant and Subway are inside but that doesn't have to be on there at all (MPG Group Center).

Mr. Lamanna said he does not think those other ones are 10' tall and he is guessing they are 6' – 8' tall maximum.

Mr. Lewis said the board is looking for fair and consistent.

Mr. Lamanna said obviously the board would probably give a little bit more on the basis that there are more tenants over there but it just seems quite a bit bigger than the other ones and if that one was removed (MPG Group) then it would be down to about 8'.

Mr. Olivier said he thought the other signs were brick.

Mr. Dragon said the other thing too is the tenants are paying for it so they didn't want to go too crazy but Mr. McGill said he doesn't want them just throwing up any sign. He said he knows Subway and the Mexican restaurant are putting money into it.

Mr. Lewis asked if the sign is all internally lit.

Mr. Dragon said yes and explained that it is aluminum and the gray and white top is spray coated which is a new textured type of paint over aluminum.

Mr. Lewis asked if LEDs or fluorescents will be used.

Mr. Dragon said probably fluorescents, probably T-8s.

Mr. Olivier asked if the exterior is gray.

Mr. Dragon said yes and the cap is white.

Mr. Lamanna said he thinks some of the other ones are brick.

Mr. Wrench submitted zoning information on some of the other signs at the shopping center and one that is 8' 2" for a multi-tenant.

Mr. Lewis said the applicant can divide the sign however he wants.

Mr. Dragon asked if the overall height will be reduced to 8'.

Mr. Lamanna replied yes.

Mr. Dragon said the T-bars can be moved around.

Mr. Lewis asked if it is 22" on base above grade.

Mr. Dragon said it is approximately 24".

Mr. Lamanna stated that the board will allow 8' in height and it can be proportioned by the applicant.

Since there was no further testimony, this application was concluded.

Motion BZA 2012-3 - McGill Property Group for property at Market Place Drive (Bainbridge Shopping Center)

Mr. Lamanna made a motion to grant the applicant a variance for the purpose of adding an additional ground sign for the purposes of identifying tenants on an out-lot area.

1. The proposed sign will be of the overall size as set forth in the application which is 7' 10" in length except the maximum height will be limited to 8' rather than the 10' requested.
2. The applicant will scale down the vertical dimensions to fit into that 8' limit as he finds reasonable in conformance with the general design that he has provided.
3. The sign will be located as shown on the application with a 15' setback and will be 200' from the existing sign that is shown on the drawing.

Based on the following findings of fact:

1. There are multiple tenants in this large shopping center and some of these tenants do not have direct visibility onto Route 43 or are setback from Route 43 a narrow width so they cannot easily be seen.
2. There is also previously existing, for the other five front out-parcels, similar ground signs so this will be consistent with the signage that has already existed at this center.

Mr. Lewis seconded the motion.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Olivier, aye.

Since there was no further testimony, the public hearing was closed at 6:55 P.M.

Respectfully submitted,

Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman  
Mark Olivier

Attested to by: Linda L. Zimmerman, Secretary  
Board of Zoning Appeals

Date: March 15, 2012

AUDIO RECORDING ON FILE

BZA PH 2/16/2012

Bainbridge Township, Ohio  
Board of Zoning Appeals  
February 16, 2012

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 6:55 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Joseph Gutoskey, Mr. Todd Lewis and Mr. Mark Olivier. Mr. Mark Murphy was absent.

Minutes

Mr. Lamanna made a motion to adopt the minutes of the January 19, 2012 meeting as written.

Mr. Lewis seconded the motion.

Vote: Mr. Gutoskey, abstain; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Olivier, aye.

Proposed Zoning Resolution Update

The board discussed a list of zoning issues for the proposed zoning resolution update.

Applications for March 15, 2012

Application 2012-1 by Candice W. Channing for property at 9251 Stafford Road - Continuance

The applicant is requesting area variance(s) for the purpose of a lot split. The property is located in a R-5A District.

Application 2012-4 by St. John Funeral Home for property at 16381 Chillicothe Road

The applicant is requesting a use variance for the purpose of establishing a funeral home. The property is located in a R-5A District.

Application 2012-5 by Dinallo and Wittrup Homes for property at Sublot 10 and Sublot 11 in the Reserves at Brighton Park Estates

The applicant is requesting a modification to a conditional use permit for the purpose of amending lot lines. The property is located in a R-5A District.

The Bainbridge Township Board of Zoning Appeals set a public hearing on the above applications for March 15, 2012 at 7:00 P.M. at the Bainbridge Township Community Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and unanimously resolved to request the Bainbridge Township Board of Trustees to issue a purchase order for legal advertising.

Since there was no further business, the meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman  
Mark Olivier

Attested to by: Linda L. Zimmerman, Secretary  
Board of Zoning Appeals

Date: March 15, 2012