

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

January 4, 2017

I. MEETING CALLED TO ORDER AND ROLL CALL

Lukas Gaffey, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, Brad Gowins, Doug MacMillan, Greg Taylor, Ken Suchan, and Lukas Gaffey were present at the meeting. Board member Gregg McIlvaine was absent. Andrew Dutton, Planning and Zoning Manager was present representing the City of Wooster.

II. APPROVAL OF MINUTES

Stewart Fitz Gibbon made a motion to approve the December 7, 2017, regular meeting minutes. Doug MacMillan seconded the motion. The motion passed unanimously, 6-0.

III. PUBLIC HEARINGS

Application #BZA-18-01.

Mike Bogner of Bogner Construction Company requested an area variance from Planning and Zoning Code Section 1167.05(e) to allow exterior lighting taller than permitted at 2845 Benden Drive in an M-1 (Limited Manufacturing) District.

Mike Bogner stated that he represented Western Reserve Group. Mr. Bogner explained that the proposal was to increase the height of the light poles. He stated that Western Reserve wanted to build out the third floor of the building and needed more parking for the expansion. He stated that the code section regulating lighting height changed about ten years ago. Mr. Bogner noted that the existing and proposed lights were 29 feet tall and the code now required a maximum lighting height of 25 feet. Mr. Bogner continued that the same poles were proposed. Mr. Bogner explained that the proposed lot was located in the rear of the property, the proposed lights would shine straight down and light would not spill onto neighboring properties.

Ken Suchan asked if the lights met the code when the property was developed. Mr. Bogner stated that the code was a maximum of 30 feet, and then the code changed. Mr. Dutton indicated that when the property was originally developed, there were no height requirements for lighting. Mr. Bogner stated that four new lights would be added with LED fixtures and all lights would match.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Doug MacMillan made a motion to approve application BZA-18-01, as presented. Stewart Fitz Gibbon seconded the motion.

Greg Taylor voted yes.

Ken Suchan voted yes and stated that the proposal was reasonable for the area.

Doug MacMillan voted yes and stated that the area was remote and the lighting would be in the center of the parking lot and not on the perimeter.

Stewart Fitz Gibbon voted yes and stated that there were no objections from the neighboring lots.

Brad Gowins voted yes and stated that the lighting was not out of character for the area.

Lukas Gaffey voted yes and stated his vote was for reasons cited by the Board members. Mr. Gaffey stated that he agreed with the topography issues mentioned and stated that the lights match existing lighting.

The motion passed unanimously, 6-0.

Application #BZA-18-02.

Lee Painter of Snyder's Service Now requested an area variance from Planning and Zoning Code Section 1171.04(a)(2) to allow wall signage larger than permitted at 258 South Columbus Avenue in an M-2 (General Manufacturing) District.

Lee Painter, owner of Snyder's Service Now, stated that the business was established at the location in 1999. Mr. Painter explained that the wall sign was the same size, 12 feet by 40 feet, as the sign previously located on the wall. He continued that the original sign was placed on the wall in 2004. Mr. Painter stated that the original sign was replaced in 2014 and included a name change. Mr. Painter stated that a roof sign was removed from the building.

Mr. Gaffey stated that the applicant was allowed 286 square feet of sign area and the new sign was 480 square feet in area. Mr. Gaffey explained that the sign was almost double in size of what was allowed. Mr. Painter noted that many people had commented on how nice the sign looked and the sign allowed the business to be easy to find.

Mr. Dutton stated that the sign would not qualify for grandfathering. Mr. Gaffey stated that anytime a sign was updated, the sign must come into compliance with the code

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Brad Gowins made a motion to approve application BZA-18-02, as presented. Stewart Fitz Gibbon seconded the motion.

Stewart Fitz Gibbon voted no and stated that he felt that the applicant must stay within the code requirements.

Brad Gowins voted no based on past sign applications which had worked to come into compliance with the code.

Greg Taylor voted no and stated that the sign was too far out of compliance.

Ken Suchan voted no and stated that his vote was for the same reasons cited.

Doug MacMillan voted no and stated that 40% over the standard was too far over the requirement.

Lukas Gaffey voted no and stated that the amount that the sign was out of compliance was beyond the normal exception.

The motion was unanimously denied, 0-6.

IV. APPLICATIONS CONTINUED TO BE TABLED
Applications #2016-19 and #2016-20.

V. ADJOURNMENT

Stewart Fitz Gibbon made a motion to adjourn. Ken Suchan seconded the motion. The motion passed unanimously, 6-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant