

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

May 3, 2018

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

II. APPROVAL OF MINUTES

Brad Gowins made a motion to approve the April 5, 2018, regular meeting minutes. Greg Taylor seconded the motion. The motion passed unanimously, 5-0.

III. PUBLIC HEARINGS

Application #BZA-18-16.

Daniel Beeman of Wagner sign requested an area variance from Planning and Zoning Code Section 1171.04(c) to allow a freestanding sign taller than permitted at 306 Beall Avenue in the C-2 (Neighborhood Business) District.

Daniel Beeman, 7135 West Ridge Road, Elyria, stated that the variance was for a sign 4 feet taller than permitted on the property. Mr. Beeman explained that the patio had a 3 foot tall masonry wall that impeded visibility. Mr. Beeman continued that if the sign was lowered to 8 feet, a portion of the sign would not be seen and he noted that the proposed sign would increase visibility.

Mr. Suchan asked the purpose of the logo on the top of the sign. Mr. Beeman stated that all Dominos Restaurants were structured with the same branding logo. Mr. Gaffey stated that the Board struggled with signs because a lot of signs do not meet the code. Mr. Gaffey explained that the Board tried to stay in compliance with the code. Mr. Beeman stated that the logo was about 8 square feet and the reader board was another 8 square feet. Mr. Beeman explained the biggest obstacle was the 3 foot wall that interfered with visibility from the street.

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.

Ken Suchan made a motion to approve application BZA-18-16, as presented. Brad Gowins seconded the motion.

Greg Taylor voted yes.

Ken Suchan voted no and stated there were other options to bring the sign into compliance with the 8 foot height requirement.

Gregg McIlvaine voted no and stated that there were future changes in 2022 regarding compliance requirements.

Brad Gowins voted yes and stated that the sign was the minimum necessary as it was only 4 feet taller and he felt the 2022 compliance was not a factor.

Lukas Gaffey voted yes and stated that he felt that the wall was an obstruction, other signs in the area were taller than 12 feet and the request was the minimum to allow for the sign to be visible.

The motion failed 3-2.

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

V. ADJOURNMENT

Brad Gowins made a motion to adjourn. Ken Suchan seconded the motion. The motion passed unanimously, 5-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant