

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

September 18, 2019

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, Lukas Gaffey, Brad Gowins, Doug MacMillan, and Ken Suchan 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

Brad Gowins made a motion to approve July 11, 2019, regular meeting minutes. Doug MacMillan seconded the motion. The motion passed unanimously 5-0.

III. PUBLIC HEARINGS

Application #BZA-19-19.

Ed Gasbarre requested an area variance from Planning and Zoning Code Sections 1109.03(c)(4)(A.) and 1115.03(a) to allow lots smaller than permitted at 837 Stibbs Street in a Single-Family Residential (R-2) District.

The applicant was not present.

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-19-19 as presented. Stewart Fitz Gibbon seconded the motion.

Stewart Fitz Gibbon voted yes and stated that the application presented a unique circumstance that was a permitted use at the time and would improve marketability in the neighborhood.

Brad Gowins voted yes and stated that there were special conditions and circumstances which existed in the older neighborhoods.

Ken Suchan voted yes for reasons cited by the Board.

Doug MacMillan voted yes for reasons cited by the Board.

Lukas Gaffey voted yes and stated that older properties would be hard-pressed to fit within the current lot size and building coverage requirements. He explained that the Board was not giving the property any special privilege over properties in the neighborhood.

The motion passed unanimously, 5-0.

Application #BZA-19-20.

Chris Butdorf requested an area variance from Planning and Zoning Code Sections 1127.06(n)(4)(B.) and 1127.10(d)(3)(A.) to allow an electronic message center sign in an unpermitted zoning district and within 100 ft. of a residential dwelling unit at 128 East Milltown Road in an Office/Institutional (C-1) District.

Chris Butdorf, 400 West Market Street, Orrville, stated that the corner had two existing signs with electronic message centers in a “V” configuration. Mr. Butdorf explained that the existing signs did not support new technology and could not be updated. He continued that the hospital wanted to upgrade the electronic message center and incorporate current technology. Mr. Butdorf stated that the zoning district no longer permitted electronic message center signs. He noted that one proposed sign would replace the two existing signs and the height and size of the sign would comply with code requirements.

Mr. Gaffey asked if the signs could incorporate video. Mr. Butdorf replied that the signs could support video. Mr. Dutton noted electronic message center signs were prohibited from displaying video or moving images.

Mr. Gowins asked if the sign would incorporate auto-dimming technology. Mr. Butdorf stated that the sign had auto-dimming technology, which would significantly reduce the light output at night.

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.

Stewart Fitz Gibbon made a motion to approve application BZA-19-20 as presented. Brad Gowins seconded the motion.

Stewart Fitz Gibbon voted yes and stated that an electronic message center sign had been in the located at the corner for a long time and the area was previously zoned CF.

Brad Gowins voted yes and stated that it was the minimum necessary and the auto-dimming feature would put out less light.

Ken Suchan voted yes and stated that the attempt to mitigate the effects of the signage was in the public interest.

Doug MacMillan voted yes and stated that he appreciated the attempt to stay within the 100 feet of the residence.

Lukas Gaffey voted yes and stated that there was an electronic sign there for years which had not resulted in any issues and the auto-dimming technology would mitigate the glow.

The motion passed unanimously, 5-0.

IV. ADJOURNMENT

Stewart Fitz Gibbon made a motion to adjourn. Doug MacMillan seconded the motion. The motion passed unanimously, 5-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant