

## MINUTES

### CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

January 2, 2020

**I. MEETING CALLED TO ORDER AND ROLL CALL**

Brad Gowins, Vice Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, 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. Meeting Schedule and Chair/Vice Chair Selection for 2020**

Stewart Fitz Gibbon made a motion to accept the 2020 meeting schedule calendar as proposed. Doug MacMillan seconded the motion. The motion passed unanimously, 4-0.

Doug MacMillan made a motion nominating Stewart Fitz Gibbon as Chair and Brad Gowins and Vice-Chair of the Board of Building and Zoning Appeals for 2020. Ken Suchan seconded the motion. The motion passed unanimously, 4-0.

**III. APPROVAL OF MINUTES**

Stewart Fitz Gibbon made a motion to approve the November 7, 2019, regular meeting minutes. Ken Suchan seconded the motion. The motion passed unanimously 4-0.

**IV. PUBLIC HEARINGS**

***Application #BZA-20-01.***

Garrett Poorman requested an area variance from Planning and Zoning Code Section 1127.10(d)(2) to allow a freestanding sign larger and taller than permitted at 428 Beall Avenue in a C-2 (Community Commercial) zoning district.

Garrett Poorman, 12209 Shaffer Road, Swanton, Ohio, stated that he was requesting to replace the existing Arby's sign. Mr. Poorman explained that the upper sign would be smaller than the existing sign and the lower reader board sign would remain the same size. He continued that the lower steel structure would be painted. Mr. Poorman stated that the sign would be changed to LED lighting. He stated that if the sign was lowered, it would create a visual obstruction for vehicles exiting the restaurant. Mr. Poorman continued that the proposed sign would be a couple of feet shorter than the existing sign.

Mr. Gowins 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 moved to adjourn to Executive Session. Ken Suchan seconded the motion. The motion passed unanimously 4-0 at 7:12 pm.

Stewart Fitz Gibbon moved to come out of Executive Session. Ken Suchan seconded the motion. The motion passed unanimously 4-0 at 7:20 pm.

Stewart Fitz Gibbon made a motion to approve application BZA-20-01 as presented. Doug MacMillan seconded the motion.

Stewart Fitz Gibbon voted yes and stated that there was a unique situation and the request made an effort to move closer to current requirements by reducing the sign's height. He noted that the existing parking lot situation and the safety factor associated with moving the signboard down were also factors in his decision making.

Doug MacMillan voted yes for reasons cited by the Board.

Ken Suchan voted yes and stated signs needed to come into compliance with the code in the area, however, because this sign was a safety issue, it could not be reduced or lowered.

Brad Gowins voted yes and stated that the sign's height was reduced and the lowering of the sign further would result in a safety concern for traffic and pedestrians.

The motion passed unanimously, 4-0.

V. **ADJOURNMENT**

Stewart Fitz Gibbon made a motion to adjourn. Ken Suchan seconded the motion. The motion passed unanimously, 4-0.

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**Board of Building and Zoning Appeals Chairman**

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**Carla Jessie, Administrative Assistant**