

## WESTFIELD TOWNSHIP BOARD OF ZONING APPEALS

May 2, 2007 @ 7:30 p.m.

### Public Hearing for Signage Variance Application Cloverleaf Board of Education – 8525 Friendsville Road

Chairman Mike Schmidt called the meeting to order at 7:40 p.m. Roll call indicated five members of the Board of Zoning Appeals were present: Michael Schmidt, Kevin Daugherty, Ron Oiler, Alternate Jack Poe and Larry Bensinger arriving at 7:41 p.m. Others in attendance included Trustee Jeff Plumer, Trustee Tim Kratzer, Zoning Inspector Gary Harris, Zoning Commission member Jim Likley, Mr. & Mrs. Bruce Broadbridge (10352 Wooster Pike), Dennis Delagrang (9730 Westfield Road), Herschel & Murielene Drake (10335 Wooster Pike), Karen Micklas (7360 Buffham Road), and Bob Hevener (8525 Friendsville Road).

#### **MINUTES**

Upon motion by Ron Oiler, duly seconded by Larry Bensinger, the January 8, 2007, minutes were unanimously approved with the following corrections – page 5, 1<sup>st</sup> paragraph, 3<sup>rd</sup> line, 10<sup>th</sup> word should read “slowly” and page 5, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> line, the 6<sup>th</sup> word should read “doing.”

#### **PUBLIC HEARING**

Chairman Mike Schmidt opened the public hearing in regard to the application submitted by Cloverleaf Board of Education for signage variance at the Cloverleaf High School located at 8525 Friendsville Road, Lodi, Ohio 44254 (parcel #041-15A-18-006).

On behalf of the applicant, Robert Hevener, Cloverleaf High School Principal, was sworn in by the secretary. We have applied for a signage variance for the west side of the high school building in the very similar location that it is now. There are green letters (metal) that say Cloverleaf High School, 1’ (12”) high and extend 21’ across. We are asking to replace those letters with letters purchased by the kids from the graduating class of 2006 – the new letters would be plastic, 2’ (24”) high and would extend approximately 61’ across – because of the size of the letters and the spacing that looks appropriate, it extends and would make it look longer above the windows on the side of the high school that faces Friendsville Road.

Oiler – The signs would not be illuminated, right?

Applicant – That is correct, they would not be illuminated.

Poe – Are they the same color? Will that material stand up to the sunlight?

Applicant – The color would be close to the same, dark green (Cloverleaf green) and the company says the material will last.

Bensinger – So the width will be from 21’ to 61’ across there – how wide is the building?

Applicant – The 61' is approximate based on the company's recommendation for appropriate spacing between the letters so it looks right on the building. I don't know the exact length of the building but they would not cover the entire length. The pictures are a computerized replication.

Daugherty – The pictures are not a scaled drawing – do you have it drawn to scale?

Applicant – This is the only drawing and it's a computerized replication. It was the kids' idea because the letters are quite small (12") and with the distance from the road the kids wanted to add to the building pride. I thought it was a good project for them.

Schmidt – The old sign on there actually seems like it would be more than 21' across.

Applicant – I believe the 21' is accurate. At one time you can tell there were larger letters because you can see the change in color of the bricks where the larger letters were but apparently they then put in smaller ones.

Poe – As I drove by it was difficult for me to read, as the ones there now really look quite small.

Oiler – When you look from the NW corner, they are hard to see plus the grown trees make it difficult to see the small letters.

Chairman - Any more questions from the board? Anybody in the audience have any questions?

Karen Micklas was sworn in by the secretary. Obviously neither of these drawings are to scale but my question is – by making this change would it change the zoning for any other buildings that want to put in signage – does it set a precedent for any others or is this strictly for the school?

Chairman – Each individual application like this is based on its' own merits.

Micklas – So any other applicant or anyone else putting up any signage would have to follow the current zoning as it is stated unless they file for a variance as well?

Chairman – Right.

Micklas – As an adjacent landowner I think it's nice the kids donated for this and I really don't have an issue if it's just a one-time thing. It was nice for them to do something for the school.

Chairman – What does the board think?

Bensinger – I don't see a problem with it.

Daugherty – I don't have a problem with it but I would want to make sure, since it is an estimate how wide this sign is going to be, that 110 sq. ft. of variance is sufficient.

Applicant – Kengraphics did the estimate based upon the area of the letters and the spacing in between.

There was discussion among the board members as to allowing sufficient square footage of variance so the applicant wouldn't have to file another application if the 110 sq. ft. estimate was inadequate. The consensus of the board was a 138 sq. ft. variance.

Poe – I'm going to recuse myself from voting because I live across the street and my wife's on the school board, but it's okay with me.

Oiler – I considered all the Duncan factors and there were three of them that really applied to this variance.

#3 – whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment” – Obviously there would be no detriment to this residential area and there were no complaints from adjoining property owners.

#4 – whether the variance would adversely affect the delivery of governmental services – I would say the signage enhancement would assist in the event other Medina County townships or other surrounding county emergency services would be required as the larger sign would certainly assist them.

#7 – whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance - Cloverleaf School is a government entity funded by taxpayers and serves the local and surrounding communities and this variance is different than it would be for a private owner of a property. I'm in favor of granting the variance.

Chairman Schmidt – I'm going to have to abstain from voting also but I don't have a problem with it.

Oiler – I make a motion to grant Cloverleaf Board of Education for the Cloverleaf High School located at 8525 Friendsville Road, Parcel #041-15A-18-006, a signage variance of 138 square feet in reference to Article IV, Section 406 A.1., which requires for a parcel in rural residential to be 12 square feet.

Bensinger - I second the motion.

There was no further discussion.

Roll call vote:           Larry Bensinger – in favor of the variance  
                                  Kevin Daugherty – in favor of the variance  
                                  Ron Oiler – in favor of the variance

**MOTION CARRIED.**

Note: Mike Schmidt was recused from voting because he is on the Cloverleaf School Board. Jack Poe was recused from voting because he is an adjacent property owner and his wife is on the Cloverleaf School Board.

### **NEW BUSINESS**

Chairman Schmidt stated that he had new business to bring up. New revised pages for our zoning text was just received and apparently in the near future the BZA will be getting some applications for conditional use from three contractors who are working at the I-71 project. We need to take a look at the text for conditional use for government projects and make sure we are familiar with it. He suggested a work session and schedule something with A.P. Bill Thorne as hopefully he would be familiar with what type of information the contractors will be coming in with because the BZA is the board that does the site plan review on this matter. Thorne can give us some information on what to expect and exactly what we can do as far as the conditional use is concerned.

Zoning Inspector Gary Harris indicated that at the trustees' meeting next Monday the letter will be reviewed and then it should go out soon after that to the contractors.

Chairman Schmidt asked the zoning secretary to contact A.P. Thorne to get some dates he would be available and then get back to the board so in the not too distant future a work session can be arranged.

### **ADJOURNMENT**

Upon motion by Ron Oiler, seconded by Kevin Daugherty, it was unanimous that the meeting be adjourned. The meeting was adjourned at 8:00 p.m.

Marlene L. Oiler, Certified PP, PLS  
Westfield Township Board of Zoning Appeals Secretary

(Minutes approved 5/29/07)