

PERKINS TOWNSHIP BOARD OF ZONING APPEALS MEETING

Held By: Perkins Township Board of Zoning Appeals

Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue

Date: October 16, 2023

Time: 4:00 p.m.

Board Members Present: Mr. Kastor
Mr. Pitts
Mr. Bixler
Mr. Bertsch
Mr. Gast

Board Members Absent & Excused: Mr. Spence

Staff in Attendance: Mr. Adam Panas, Planner
Mrs. Jessica Gladwell, Administrative Assistant

I. Pledge of Allegiance

Mr. Kastor called the meeting to order and lead the Board and staff in the Pledge of Allegiance.

II. Roll Call

Mr. Kastor asked for roll call to be taken.

Mr. Kastor, here; Mr. Pitts, here; Mr. Bixler, here; Mr. Bertsch, here; Mr. Gast, here.

III. Minutes

Mr. Kastor asked for a motion to approve the minutes from the September 18, 2023, meeting.

Mr. Pitts made the motion and Mr. Bertsch seconded.

Roll Call: Mr. Pitts, yes; Mr. Bertsch, Yes; Mr. Bixler, Yes; Mr. Gast, yes; Mr. Kastor, Yes.

IV. Chairperson's Welcome and Explanation of Public Hearing & Public Meeting

Mr. Kastor welcomed everyone to the meeting. He said it will be held in two (2) parts. First will be the Public Hearing, where the Board will hear from the applicant. Then they will switch to the Public Meeting, where the Board will decide the fate of the application.

Mrs. Gladwell Swore in everyone that signed in.

V. Reading of the Request

APPLICATION #BZA2023-25- A variance application submitted by Jody Stephenson for the property at 7507 Patten Tract Road, Sandusky, OH 44870 (PPN 32-04036.000). The variance request is to allow a proposed lot split of the parcel to create two (2) lots with lesser frontage than required in the Agricultural zoning district.

VI. Staff Review

Mr. Panas stated that as Jessica stated, Stephenson Jody M Trustee at 787 Antone ST NW, Alanta GA 33018 applied for a Zoning Variance for 7507 Patten Tract Rd, Sandusky OH 44870 (PPN: 32-04036.000. The present zoning is "A" / Agricultural, in the comprehensive plan it is zoned rural residential. The proposed development is to split PPN: 32-04036.000 into two parcels, each with frontage on and access from Patten Tract Road. The variance request is to allow a proposed lot to split of the parcel to create two (2) lots with 100' and 148' of frontage, respectively, whereas Article 11, Section 3 requires 300' of frontage in an Agricultural zoned district. The property in question is located at 7507 Patten Tract Road, just behind Woussickett Golf Course. The subject property is approximately 34.13 acres. This property has been owned by the Stephenson Family for several decades.

(a) Surrounding Land Uses:

a. North:

- i. Farmland, Zoned "A" / Agricultural; Residences, Zoned "A" / Agricultural and "R-1" / Single Family Serviced Residential

b. East:

- i. Farmland, Zoned "A" / Agricultural; Residences, Zoned "A" / Agricultural

c. South:

- i. Farmland, Zoned "A" / Agricultural; Residences, Zoned "A" / Agricultural; Golf Course, Zoned "A" / Agricultural

d. West:

- i. Farmland, Zoned "A" / Agricultural

b. Comprehensive Plan: Future Land Use Map Designation

- a. The Perkins Township Comprehensive Plan Future Land Use Map designates this parcel as rural residential.

DEPARTMENTAL FEEDBACK:

- (a) **Public Works Department:** No comment.
- (b) **Building Department:** No comment.
- (c) **Police Department:** No comment.
- (d) **Fire Department:** No comment.

PUBLIC / ADJACENT PROPERTY OWNER FEEDBACK:

- (a) **No public or adjacent property owner feedback**

Recommendation: Hesitant to recommend approval, for the following reasons.

- The requested variance for each of the new lots is excessive.
- The strict interpretation of the Zoning Resolution would still allow for the reasonable use of the applicant's land.
- However, staff sympathizes with the owners wishes to split off the property as is customary with many farms.

Jody Stephenson – Alanta Georgia.

I am the trustee for the property right now. I have submitted the additional letters that you all have received. I want to start by sharing the goal for the property, it is actually to keep it agricultural, I know that's a value for the Township as well. We have grown up surrounded by farmers as well as the golf course. The Golf Course is zoned agricultural, 11 out of 11 lots south of us are all zoned agricultural with less than 100 ft of footage. The people across the street are zoned agricultural and they only have 75 ft of footage. While it's excessive to the current zoning standards, for that area it is very much aligned with what the neighbors are. It is not a short-term thing, we recommended this for years. I am not a farmer, but I would like to keep the home where I grew up, and so I while I don't plan to farm or have the ability to farm, it could still be used as farmland. It has been a financial drain the past few years, so we don't even make enough on the land to pay the property taxes. So, we are also coming to you that there are farmers all around us who would like to farm this land, that are farming it now. We look at splitting the land off for them to farm it, they really want to keep it that way. We could look at the reason why the web parcel, that is my aunts actually, that is zoned residential. We could look at converting the parcel to residential with golf course frontage, but we don't want it to stay agricultural. So that was our intention in requesting the variance, to have allow less frontage like many of our neighbors and our family to keep our home.

VII. Staff Close Public Hearing/Open Public Meeting

Mr. Kastor asked for a motion to close the public hearing and open the public meeting.

Mr. Gast motioned to close the public hearing. Mr. Pitts seconded.

Mr. Gast, yes; Mr. Pitts, Yes; Mr. Bixler, yes; Mr. Bertsch, yes; Mr. Kastor, Yes.

VIII. Discussion from Board

Mr. Kastor asked if the board had any questions for the applicant.

Mr. Kastor asked if all the neighbors were notified and if we heard anything.

Mr. Panas stated that is correct, they were notified, and we hadn't heard anything.

Mr. Bixler asked why is the staff hesitant to recommend approval?

Mr. Panas stated that, so it is strictly because what is being requested is 100 ft of frontage and what it is now is 248.07. So, I have to analyze it through the lens of how much it varies from the existing standard. So that variance in itself was excessive.

Mr. Bixler stated that the other properties around the areas were grandfathered in?

Mr. Panas stated that that was a great question, I wasn't comfortable making that leap. If that is something that you guys think in the future that is common sense, I didn't want to overstep the boards authority, if that makes sense.

Mr. Kastor stated south of that drive, are those string of residences. Certainly I know some of them for sure don't have that frontage. I don't recall any variances granting that so, I don't recall the history of that but to me personally this request isn't going to alter.

Mr. Kastor stated he would entertain a motion or approve or deny the request.

Mr. Gast motioned to approve Application #BZA2023-25. Mr. Bertsch Seconded.
Mr. Gast, yes; Mr. Bertsch, yes; Mr. Bixler, Yes; Mr. Pitts, yes; Mr. Kastor, Yes.

IX. Reading of the Request

APPLICATION #BZA2023-26- A variance application submitted by Amanda Wolf to privately own and operate a nature school on 265 Bell Avenue (PPN 32-03559.000). The variance request is to allow a privately owned and operated school, library, park, parkway, and recreation facility on a residentially zoned property whereas Article 13, Section 1 only allows those facilities if they are publicly owned and operated.

X. Staff Review

Mr. Panas said as Jessica stated that Sheppard Michael A & Sharen A Trustees at 3317 Rods Drive (PPN: 32-03559.000). The present zoning is "R-1B" / Single Family Services Residential. The comprehensive plan shows it to be Low Density Residential. The proposed development is to Operate a privately owned nature school focused on providing nature-based learning experiences for homeschool families, part-time preschoolers, parent-child pairs, and the greater Sandusky community. The curriculum will integrate outdoor exploration, hands-on activities, and community engagement. The variance request is to allow a privately owned and operated school, library, park, parkway, and recreation facility on a residentially zoned property whereas Article 13, Section 1 only allows "publicly owned and operated schools, libraries, parks, parkways, and recreation facilities" on residentially zoned properties." The property in question is located at 265 Bell Avenue, across the street from Strickfaden Park. The subject property is approximately 8.0 acres. This property has been owned by the applicant's parents since 2021.

(a) Surrounding Land Uses:

a. North:

- i. Vacant land owned by Thor works, Zoned "PUD" / Planned Unit Development
- ii. Searsville - Residences, Zoned "R-1B" / Single Family
- iii. Searsville – Paul Fox’s Shop, "C-2" / General Commercial

b. East:

- i. Residences, Zoned "R-1B" / Single Family
- ii. Terrace Court Manufactured Home Park, Zoned "R-1A" / Single Family
- iii. Firelands Electric, Zoned "C-2" / General Commercial

c. South:

- i. Strickfaden Park, Zoned "RD" / Recreation District

d. West:

- i. Residences, Zoned "R-1B" / Single Family
- ii. Thor works, Zoned "I-2" / Heavy Industrial

Comprehensive Plan: Future Land Use Map Designation

The Perkins Township Comprehensive Plan Future Land Use Map designates this parcel as low density residential.

DEPARTMENTAL FEEDBACK:

- (a) **Public Works Department:** No comment.
- (b) **Building Department:** No comment.
- (c) **Police Department:** No comment.
- (d) **Fire Department:** No comment.

PUBLIC / ADJACENT PROPERTY OWNER FEEDBACK:

(a) Thursday, October 5, 2023:

- i. A gentleman visited the Community Development Office and expressed fervent opposition to the proposal.
- ii. The gentleman showed the staff a letter sent to him by the applicant. He appeared to be confused that it was a re-zoning application.
- iii. When staff assured him that it was for a variance application, he expressed his opposition to the request again, citing that because his request to re-zone his parcel was denied, so should this request.

(b) Friday, October 13, 2023:

- i. The same gentlemen submitted a letter regarding his opposition.

Recommendation: Approval, for the following reasons.

- The requested variance for the private nature school is minimal and reasonable.
- The strict interpretation of the Zoning Resolution would not allow the applicant to benefit from using their land as desired.

Mr. Kastor stated that the gentleman that submitted the letter seemed a little confused, this isn't re-zoning.

Mr. Panas stated that what it really comes down to is the northern half of that property is in the flood plain, so you're not going to have large scale commercial buildings going up there. We are so far removed from that potential, I guess bad things could happen in terms of land use. So, the nature of that property does not support architectural development. I also want to say in the record I included the business plans market studies that were part of the application. The applicant stressed to be above anything else, this operation is focused on open ended play to supplement in other ways, for home schooled kids and other pre school aged kids.

Amanda Wolf – I just have a few points I wanted to share, and the first one is that this location is already so close to the main township recreation, and we just hope to build on that and take some opportunity to partner with the township. Like in the summer when they have their camp days, we would love for them to have a day at our property. That location is just so great for the kids and community to come together. We also hope to be great neighbors, we are looking for minimal change to the property, the focus is to get the kids in nature so leaving it how it is and teaching them how to respect the land and the animals is part of our mission. I really don't think that once we are involved in it, no one outside of the property will know that we are in there. It has low environmental impact; we are not splitting it up and trying to build houses on it. We find it to be a great new opportunity for our community, I put a map there and all the green dots are nature schools around here. When I say schools, it's really just an opportunity for small gatherings and classes, it's nothing similar to our school, mostly 20 to 25 children at a time. There is just a big hold around our area, until you get to Delaware. We have had so much growth in our area, and we feel that this would be a great addition.

Mr. Kastor asked if they had a name for the school.

Amanda stated yes, 8-acre woods.

Mr. Kastor stated that I know she was an educator and continuing to educate with nature so, is this pretty much for recreational purposes, do the kids get credit?

Amanda stated that in the home-schooling community, it is an opportunity for since and nature emersion. In Ohio you don't have to have credits for elementary classes, so no. There is accreditation in the eastern region for nature teachers which I'm currently in the class for a level 1, there are 3 levels of it. There is accreditation to run a nature program but there is not.

Mr. Kastor asked if the operation is seasonal.

Amanda stated no not necessarily, the goal is to get children outside in all weather, to let them understand there is no bad weather there is bad clothing, so you prepare for the

weather that is predicted and wear the right clothes. Hopefully we will have a little bit of shelter there. There are plenty of these schools in Minnesota, Nebraska, they have yurts to just get inside and warm up a little bit and have a snack and they're back outside. Mr. Bertsch stated, "so this is the supplement for home schooled children?"

Amanda stated that the sky is the limit, I would love to offer it to younger kids, Like preschool age, and the home school market its not daycare the 8-5 with children. I would love to high in the sky one day have a bus stop there and have kids there till 6 when their parents can pick them up and take them outside. The mental health of children now a days is declining and there are tons of research that time outside combats that.

Mr. Bertsch stated that he was reading through there, there's a lot and it's really well laid out. I see there is pre-school series but there is also a home school enrichment serious, age 5 and above .is there an age limit?

Amanda stated that typically others she's talked to, they usually ease out around 12-13 because they take high school classes, but if the interest is the rim sure we can work something out for that too.

Mr. Pitts stated that Amanda for the future. If this is approved, you will be under the clouds and rain. Future expansion building I have seen on here.

Amdanda stated, really just a space to be out of the elements, whether it's a little bigger version of a shed, I'm not really sure I want to see how things develop. Nothing that will take away from the space that people are using every day, id hope to barely even see it from the roadway, something that fits in with the surroundings.

Mr. Kastor stated that I'm not sure it has any impact on this zoning variance, but there has been discussion that some of the property being in a flood zone?

Mr. Panas stated that yes, the building that is proposed the location is out of it, it's the back half the northern half by the creek.

Mirna Funkhouser- 401 Bell Ave. First right out of the bat, the property line and what is filed with the county recorder, is not correct. Their property discretion and mine are incorrect, they purchased it while my re-formation was being recorded with the county recorded, so the title never grabbed it, so the legal description needs to be updated on theirs and mine with the county recorder and tax map. Number two, my sister is a certified outdoor education specialist, she works for natural classroom LLC, which is a for profit organization. They have these classes and do all kinds of things in nature, they rent land from 501 C3's that are in residential areas, they are all over northern Ohio. So, they may not show up on the map, because they don't own the land, they rent it. So, this is for profit not non-profit, that is one thing. The long-term plan with Leon and myself was to have that land go to the park and the township, and the building structure that is already there become a nature center and park officer. We had the township walk through and look at it,

until the aunt passed away and the grant money wasn't available, so they put a stop to it. The other gentleman down the street, we have stopped him twice from his landscape business, and all of the stuff with people coming in and out, what's right for him is it different because it's a nature school for profit other than a landscaping business for profit? I could see why he would be upset. There is a lot incurred in this, is she going to have a driveway, parking, we have school kids now, is the speed limit going to be reduced and have a school zone? We have fire on one side police on the other there should be some sort of flashing lights, there's a lot on Bell Ave that someone just runs on down there at 60 mph to not deal with the Columbus Ave light. Me personally, I don't want to look out and see a house there, this was private for 24 years I have raised my 3 boys there. Jeff ward doesn't want to see a house or kids or tails there accidentally coming onto our properties because the woods blend in. They had done the clearing and at one point the clearing was on my land. I think before this can go any further the proper legal descriptions have been filed, I have refiled again with the court, the plat survey has been approved and on file since 2017. Pipe Creek run through this land, they already cleared some pipe creek, the northern part of the land, the Thor works property, since the clearing I have seen a ton of deer there that were disrupted out of their homes. This is a for profit business that is coming in here, it's not different, there are people coming in, kids if that on a 40-mph road that people go 60. True nature schools travel, they are for profit, but they rent from nonprofits or rent park land, to do their classes on. With that being said, that's my biggest concern, fixing the legal description. Ms. Funkhouser continued discussing about previous sale and legal descriptions.

Mr. Kastor stated that the legal description doesn't really come into play here.

Ms. Funkhouser stated that well if they build and a legal description of their property. You still need to have a legal description to have a mortgage on or do anything on.

Mr. Gast stated that he would think everyone would want their property lines correct.

Mr. Kastor stated correctly, but the sale went through a title search, and it transferred.

Ms. Funkhouser stated but that's the problem with the title search.

Mr. Kastor stated who did the title search.

Ms. Funkhouser stated that well Fannie Mae when I did a land slot before they bought the land, I got along the ditch, they never used a company it was cash deal. Penny on the other side, when she was sold the land, it was a cash deal, so there was not title company, so a lot of the land around didn't have a title company. Now they did a title company, but it was recorded in the records officer, Dave Williams signed off on it.

Ms. Funkhouser continued to discuss property lines along with properties and pipe creek.

Mr. Kastor stated that Ms. Funkhouser was going way beyond this variance request. This is information that is irrelevant to the request.

Ms. Funkhouser stated that it is, but it's just a big ball of headache. I'd like to see everyone have the right legal description. We don't know who owns which tree. I don't want to see a business a 501 C3 but a public business for profit, I am against and I know a few others are.

Mr. Kastor stated we are clear on your points here; do any others want to speak on this variance request?

Steve Moore – 207 Bell Ave. We have been there for about 100 years. I am a retired ODNR officer, and my wife is a retired educator, so I can see where she's coming from. I just want some more information on the size of the classes, where they will park, how many people will be there at one time, how will they get across the creek? There's a dam across there now if it's still there. I don't know if you're aware there's a landfill.

Mr. Moore stated that he would truly like just more information.

Mr. Sheppard (property owner) I just want to be good neighbors, but we have the right to use the property- but some of the things that she's complaining about the zoning does not have to change we can do almost everything without changing the zoning. The only thing we can't do is bring the kids in there and make them pay. If we don't get this property, we're still going to use the property, the only thing it's going to do is to exclude the public from coming in and enjoying it. So, I really think this is the best use of this property, with the flood zone there. I don't want to build 6 houses there, but I could, but I don't think that's the use for this property. I think it's a compliment to what is there now.

Mrs. Wolf – I just want to re-iterate some of those schools that are on the map there are the ones that travel to different parks and they are not for profit, and I spoke to very successful nature school in Cincinnati, they have their own property that backs up to a park, they turned nonprofit, high in site 20/20 they'd never do it again. We're not doing this to become millionaires, if you know anything about running opportunities with children and care givers, there's no room in there to become that.

XI. Staff Close Public Hearing/Open Public Meeting

Mr. Kastor asked for a motion to close the public hearing and open the public meeting.

Mr. Bertsch motioned to close the public hearing. Mr. Gast seconded.

Mr. Bertsch, yes; Mr. Gast, yes; Mr. Bixler, Yes; Mr. Pitts, yes; Mr. Kastor, Yes.

Mr. Gast asked if there was going to be any type of fencing around the property.

Mrs. Wolf stated right now there is no fencing plans, there are plenty of ways to put natural boundaries up, there are plenty of logs that we could put in the way.

Mr. Gast stated I guess I'm asking what she brought up as far as marking the border so the kids don't accidentally go on someone else's property.

Mrs. Wolf stated that right now they don't even have access to the backside of the property. We can use logs or twine between the trees stating you can't go any further.

Mr. Bertsch stated that the area of questions between the property lines, does any of that significantly alter what you are doing?

Mrs. Wolf stated that no.

Mr. Gast stated that he is a firm believer that getting kids outside and throwing electronics away.

Mr. Kastor stated that our students today have some major emotional challenges. I think it has been proven when you introduce a nature outdoor environment it helps.

XII. Discussion from Board

Mr. Kastor asked if the board had any questions for the applicant.

Mr. Kastor stated he would entertain a motion or approve or deny the request.

Mr. Gast motioned to approve Application #BZA2023-26. Mr. Pitts Seconded.
Mr. Gast, yes; Mr. Pitts, yes; Mr. Bertsch, Yes; Mr. Bixler, yes; Mr. Kastor, Yes.

XIII. Reading of the Request

APPLICATION #BZA2023-27- A variance application submitted by Brady Signs Co. on behalf of Firelands Auto Real Estate for the property at Parcel Number 32-02697.000 (East Strub Road). Applicant requests three variances from Article 28, Section 15 - one for the height, area, and number of freestanding signs on the subject property.

XIV. Staff Review

Mr. Panas said as Jessica stated Firelands Auto Real Estate located at 300 Milan Ave, Sandusky, OH 44857 (PPN: 32-02697.000) applied for a variance. The present zoning is "C-2" / General Commercial. The comprehensive plan shows commercial district. The proposed development is to Reconstruct existing sign to be a digital message board, 50' tall, 420 sq. ft., and located 150' from Route 250 right of way. The requested variance is to reconstruct an existing, non-conforming freestanding digital pole sign owned by Firelands Auto. In its place, Brady Signs wants to reconstruct a taller and larger sign that is also digital. Their proposed sign requires 3 variances. The parcel proposed for the signage is located on the western portion of the Firelands Auto Campus and is utilized primarily as a private drive for the dealership located at 904 East Strub Road, which is the Toyota

Dealership. Most of this parcel is comprised of the private drive that comes from Strub and runs adjacent to the Toyota dealership until Mall Blvd N. The subject property is approximately 0.9807 acres. This property has been owned by the applicant since 2020.

(a) Surrounding Land Uses:

- a. **North:**
 - i. Menards, Zoned PUD; Chet-N-Mat's & other businesses, Zoned C-2; Residences, Zoned R-1A
- b. **East:**
 - i. Residences, Zoned R-1A and R-2; Target, Dick's and other businesses in that plaza, Zoned C-2
- c. **South:**
 - i. Red Lobster, Valvoline, McDonald's, Zoned C-2; Wagner Quarry, Zoned MA
- d. **West:**
 - i. PNC Bank, Arby's First National Bank, Zoned C-2; Ohio Veterans Home, Zoned R-1A

Comprehensive Plan: Future Land Use Map Designation

The Perkins Township Comprehensive Plan Future Land Use Map designates this parcel as commercial.

(a) Proposed Development:

- a. The application is to reconstruct an existing, non-conforming freestanding digital pole sign owned by Firelands Auto at 904 E Strub Rd. In its place, Brady Signs wants to reconstruct a taller and larger sign that is also digital. Their proposed sign requires 3 variances.

(b) History:

- a. We were unable to find physical or hard files from when the existing sign was installed, as well as what the regulations for it were.
- b. As such, the best we can do is look at how it fits with our current rules.

(c) Definitions:

- a. A freestanding sign is different from a billboard because the sign itself is on property owned by the business being advertised.
- b. A billboard is on a third party's property and advertises only businesses that are not on the same property.

(d) Existing Conditions:

- a. The existing sign is visible from most angles within 1000' and is taller than almost every other freestanding sign that is visible from Route 250.

- b. The existing sign is 15' taller than the Zoning Resolution allows for a freestanding sign. It is currently 45' tall whereas the limit is 30' tall.
- c. The current sign is 171 sq. ft., which is under the current limit of 175 sq. ft.
- d. The current sign meets setbacks.
- e. The current sign is broken.

(e) What Brady Signs is Proposing:

- a. Reconstruct sign to be 50' tall, which would be 20' taller than the limit.
- b. Reconstruct sign to be 420 square feet, whereas the limit is 175 square feet.
- c. Advertise on-premises and off-premises brands sold by Firelands Auto.
- d. Meets setbacks.

DEPARTMENTAL FEEDBACK:

- (a) **Public Works Department:** No comment.
- (b) **Building Department:** No comment.
- (c) **Police Department:** No comment.
- (d) **Fire Department:** No comment.

PUBLIC / ADJACENT PROPERTY OWNER FEEDBACK:

- (a) No feedback.

Recommendations:

Denial for variances 1 and 2 (the height and area variances) because a hardship is not present, a taller and larger sign will increase visual clutter, and a lesser variance of the height and the area of the sign would meet the needs of the applicant regarding the ability for travelers to view the sign.

Approval for variance 3 (for the number of freestanding signs on the property).

Mr. Kastor stated that he was on the BZA when that sign went through. Our zoning code was amended after that, I am pretty sure there was a variance though. Bryan and Jerry Kasper came to us when they were making a big investment to the property on Strub Rd. They wanted to provide some visibility from 250 with the dealership that was there, so we gave them approval for the sign that is there now, that is not working.

Mr. Gast stated that he remembered that they had to come back because they were using the death of a child to get that sign passed and I just about lost it. I remember that they were talking about using it for charity and bringing the child's name in the conversation.

Mr. Kastor stated that he doesn't recall that we ever approved that for public service, do you believe? So, the gateway that is a billboard is used for public service, the discussion of billboard versus sign, I mean what's the difference? Billboard is owned by a 3rd party and some other stuff but for driving down 250 whether it's a billboard or a sign, it's hard to tell. I certainly understand the staff's hesitancy and denial because it does vary quite a bit from our zoning sign regulations, but what they don't know is the history of 250 signs. We have everything from a moose on a convenient store to a pumpkin on a card shop to every shape sign known to man. So, to draw a line at this point and now say we are going to deny this variance, it's a hard path to walk.

Ryan Brady- Brady Signs. 1721 Hancock St.

I added a couple of updates to the artwork that was in the packets already, but the discussion of why we were asking what we were asking. Okay we have a sign that 9*19 171 sq ft, which seems big right? Probably the biggest sign in the township. The Township record keeping and Brady's in 2008 is equally poor, we don't have a copy of it either, it was before my time, some co workers do recall they variance but not what it was for. I'm going to speak on the sign relative to the existing sign not to the current zoning. So currently we have a 9*19 45 ft tall. What we're asking for is 14*30 that's 50ft tall. So, I guess I'm going to go through the variance request. 1st one is the number of signs on the parcel, were not looking to add, just looking to replace. 2nd the height, so I'm going to speak to what the sign has now, why are we asking for 5 more feet? So as Adam went through the site line coming from the south, traveling north was pretty much wide open. There is a point where the Valvoline peak gets in the way, but I would say it's slight enough that it doesn't matter. The reason we want to keep the bottom of the sign where its at 36ft above grade, traveling north going south the intersection of Strub and 250 the first national bank building get in the way, right now the sign is 9ft tall and basically you lose the bottom half for about 2-3 seconds of driving, when looking at a sign it's a long time in reality of things. If we were to bring it down, or kept it at 45 ft, with the sign going from 9 to 14ft you would lose 75% of the sign. In terms of sq footage, when I went to Pat and talked about it, I asked if we would just replace it, we could use the structure, it'd be easy. Pat's response was no, its not big enough I can't see it. Want to try and use the existing structure? We engineered it out it was 15% larger, wasn't going to be big enough. Pat came back and said what if we want to go 50% larger, we could add another pole and go up to 12*24 which is the middle and what were proposing, again, were going to have to put a new footing in the ground, still wasn't quite big enough. Okay let's start over 14*30 we came up with, Pat and I printed a 14*30 banner that had all 3 sides and did a field test, it wasn't obnoxious, but it was legible. We didn't just throw size up, there was thought and due diligence behind it. Ryan explained

the writing on the signs to the board from packets and visibility and legibility. Ryan stated that the hardship for this sign is that this sign is unique and its set back, I believe 150 ft. the current sign is 130ft to middle of sign to 250, now if this parcel directly set on 250 which requires a 30ft setback, we wouldn't be asking for this sign. The setback is what makes this sign unique, it sets back on the parcel.

Pat Obrien – Once again the reason for the sign is we build the Chrysler store next door, I do own 30 some acres across the street, my plan is to build 3 4 5 more dealerships there and make this whole big campus of 7 or 8 dealerships, and if I'm going to put up a sign, I want to advertise all brands. I already have a significant investment in the Township and I'm hoping to quadruple that.

Mr. Bixler asked where it stops. When you add more dealerships.

Mr. Obrien stated that this sign is big and expensive, there isn't another one.

XV. Staff Close Public Hearing/Open Public Meeting

Mr. Kastor asked for a motion to close the public hearing and open the public meeting.

Mr. Gast motioned to close the public hearing. Mr. Bertsch seconded.

Mr. Gast, yes; Mr. Bertsch, Yes; Mr. Bixler, yes; Mr. Pitts, yes; Mr. Kastor, Yes.

XVI. Discussion from Board

Mr. Kastor asked if the board had any questions for the applicant.

Mr. Gast stated that he has 0 problems with this, bigger signs are better than all the little one.

Mr. Kastor stated he would entertain a motion or approve or deny the request.

Mr. Pitts stated that before we move on that, thank you Ryan for taking the time with the presentation, but I think that you have convinced me of the data and the facts. The other part is, Adam, stay try to your job you know make the right decision, its okay to say you're not going to approve that and we talk it out and figure it out, don't think that you're like oh geez.

Mr. Gast motioned to approve Application #BZA2023-27 as long as they follow rules with light and flashing. Mr. Bertsch Seconded.

Mr. Gast, yes; Mr. Bertsch, Yes; Mr. Bixler, no; Mr. Pitts, yes; Mr. Kastor, Yes.

XVII. Old Business

XVIII. New Business

XIX. Adjournment

Mr. Kastor asked for a motion for adjournment.

Mr. Gast made the motion and Mr. Berstch seconded.

Roll Call: Mr. Gast; Yes, Mr. Bertsch, yes, Mr. Bixler, yes; Mr. Pitts, yes; Mr. Kastor, yes.