

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
September 25, 2017**

The regular meeting of the Board of Zoning Appeals was called to order by George Holinga, Chairman at 5:35p.m., at the Grove City Municipal Building, 4035 Broadway.

1. Roll was called. The following members were present:

George Holinga John Brant Larry Titus

Staff present: Michele Y. Harrison, representing the Law Director, Chief Building and Zoning Official Michael Boso, Planning and Zoning Coordinator Laura Scott

Also present; Larry Lab and Jim Dooley from Morrison Sign Co., Todd Sloan of Daimler Group, Mike Mackey and Dr. Kevin Lutz of OhioHealth. All representatives addressing the board were sworn in.

2. *Chairman Holinga moved to approve the minutes from the previous meeting as written. Second by Mr. Brant.*

VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED.**

Chair Holinga moved to the agenda items.

3. Hear the appeals of Larry Lab, Morrison Sign Co. representing OhioHealth, property owner, 1325-1375 Stringtown Rd for the following variances:

- a.) Section 1145.16(a)(3) to increase the maximum square footage for wall signs of 200 feet by 663 square feet to 863 square feet. (SIGNS F, H, J, K, L, M, N, O, P)
- b.) Section 1145.16(a)(2) (A) (SIGN A) to exceed the maximum area for a monument sign of 50 square feet by 53.5 for a total area of 103.5 square feet
- c.) Section 1145.16 (e) (1) (SIGN A) to exceed the maximum height of eight feet for the same monument sign by 5 feet 4 inches for a total of 13 feet 4 inches in height.
- d.) Section 1145.14 (c) to allow three (3) additional monument type signs 8 feet tall and 32 Sf in area, to be distinct from other directional signs. (SIGNS B-2)
- e.) Section 1145.14 (c) to allow 10 post and panel tertiary directional signs, 4 feet tall (SIGNS D) to exceed the height limit of 3 feet.

Larry Lab addressed variance request letter e on the agenda. Ten tertiary post and panel signs are to be installed in parking areas around the site. He said the signs are necessary because people are stressed when coming to the hospital and need help finding the appropriate parking area and entrances quickly and safely. Mr. Brant asked if these signs would be illuminated. Mr. Lab said the signs are of light reflective material used at other Ohio Health locations.

Motion by Chair Holinga to grant the appeal to (e) Section 1145.14 (c) to allow 10 post and panel tertiary directional signs, 4 feet tall (SIGNS D) to exceed the height limit of 3 feet. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED**.

Mr. Lab noted that Sign Q should have been listed as a part of variance request (a) on the agenda. He spoke about the wall signs which combined equal a total of 863 sf. He explained the code limits did not take into account projects such as these. The wall signage is typical for any Ohio Health project. Mr. Brant asked if the signs were illuminated. Mr. Lab indicated they were all illuminated internally. Mr. Brant asked if we had received any comments from area property owners. Mrs. Scott stated only one. Jim Rauch who owns three of the adjacent parcels contacted the city to say he is in support of the variances requested by Ohio Health.

Motion by Chair Holinga to grant the appeal to (a) Section 1145.16(a)(3) to increase the maximum square footage for wall signs of 200 feet by 663 square feet to 863 square feet. (SIGNS F, H, J, K; L, M, N, O, P and Q.) Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED**

Mr. Lab spoke of request (b) and (c) which both pertain to the primary monument sign to be installed at the main entrance. The applicant is requesting a sign a total of 103.5 square feet in area and 13'4" in height.

Motion by Chair Holinga to approve item (b) Section 1145.16(a)(2) (A) (SIGN A) to exceed the maximum area for a monument sign of 50 square feet by 53.5 for a total area of 103.5 square feet. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED**

Motion by Chair Holinga to approve the request (c) Section 1145.16 (e) (1) (SIGN A) to exceed the maximum height of eight feet for the same monument sign by 5 feet 4 inches for a total of 13 feet 4 inches in height. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED**

Mr. Lab said Item d is to permit three smaller monument type signs 8 feet in in height and 32 square feet in area. These signs will be distinct from the primary monument. They will be placed in key locations to direct the public to the appropriate area of the site.

A motion by Chair Holinga to approve request (d) Section 1145.14 (c) to allow three (3) additional monument type signs 8 feet tall and 32 Sf in area, to be distinct from other directional signs. (SIGNS B-2). Second by Larry Titus.

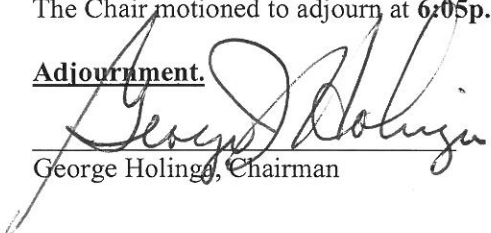
VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED**

4. New Business. The BZA voted to move the October meeting, if needed to October 25.

VOTE: Brant, YES; Titus, YES; Holinga YES: **APPROVED.**

The Chair motioned to adjourn at 6:05p.m.

Adjournment.


George Holinga, Chairman


Laura Scott, Secretary