

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: Monday, September 23, 2013**

Regular Meeting

Board Chair Harold "Butch" Little called the Board of Zoning Appeals regular meeting to order at 7:00 p.m. at the Grove City Municipal Building, 4035 Broadway. Present were: Board members Harold "Butch" Little, John Brant and Kelly Reisling; Chief Building and Zoning Official Michael Boso; Planning and Zoning Coordinator Christy Zempter; and Stephen Smith of Frost Brown Todd, representing the City. Also present were: Robert Schorr, representing 3750 Brookham Drive; Robert Sherer and John Long, representing 5590 Deergrass Court; Ed Block and Jeff Thompson, representing 3921 Sunshine Park Place; and William Seaton, representing First Presbyterian Church, 4227 Broadway.

Motion was made by Ms. Reisling to approve the minutes of the August 26, 2013, regular meeting.

Seconded by Mr. Brant. VOTE: Brant, YES; Little, ABSTAIN; Riesling, YES. **APPROVED.**

All who wished to address the board were sworn in at this time.

- 1.) **Hear the appeal of Jill Waddell, representing Prologis, 3750 Brookham Drive,** for a variance to Section 1145.14(c) of Grove City's Codified Ordinances to install one directional sign that would exceed the 3-foot height limit by 5 feet and the 4-square-foot area limit by 27 square feet.

Robert Schorr of DaNite Sign Co. addressed the board on behalf of ProLogis. He said that the proposed sign would replace a smaller existing sign and is intended to guide semi truck traffic to individual tenant spaces on the site.

Ms. Reisling asked if the request was for one sign only, and Mr. Schorr confirmed that it was. Mr. Brant asked if any correspondence had been received from neighboring property owners, and Ms. Zempter said that none had been received. Mr. Little asked if the variance was necessary to achieve a visual effect, and Mr. Schorr said the reason for the request was to increase visibility and to be able to list each tenant. Ms. Reisling asked if visitors to the site had complained of getting lost on the site. Mr. Schorr said there had been complaints. Mr. Little asked how many tenants would be represented on the sign. Mr. Schorr said he wasn't sure, but that the complex was large, so there probably would be several. Mr. Schorr explained that the proposed sign would be made of aluminum and bolted to a concrete foundation.

Mr. Brant asked if other companies had received similar variances. Ms. Zempter said ProLogis had received a variance for three similar signs at another site on Urbancrest Industrial Drive and that the Mid-Ohio Foodbank had received a variance for directional signs that exceeded height and area limits.

Mr. Schorr said the size of the sign was necessary to ensure visibility of the tenants' names, but Mr. Little reiterated that the number of tenants to be identified on the sign was unknown. Mr. Schorr estimated that four to 12 tenants would be identified on the sign. Mr. Little asked if any leeway existed to reduce the size of the sign. Mr. Schorr said the applicant wanted the sign at the requested size.

Mr. Little asked if the sign would be illuminated or have any moving elements. Mr. Schorr said it would not be illuminated and it would not have moving elements. Mr. Brant asked if the sign would be located on a public drive or in an area maintained by the business owner. Mr. Schorr said the sign would be in an area owned and maintained by ProLogis.

Motion was made by Mr. Little to approve the appeal of Jill Waddell and Robert Schorr, representing Prologis, 3750 Brookham Drive, for a variance to Section 1145.14(c) of Grove City's Codified Ordinances to install one directional sign that would exceed the 3-foot height limit by 5 feet and the 4-square-foot area limit by 27 square feet.

Seconded by Mr. Brant. VOTE: Little, YES; Reisling, YES; Brant, YES. **APPROVED.**

Mr. Little advised applicants that there is a 21-day period during which the board's approval of variances may be appealed to City Council, and that any work done during that time would be at the applicant's risk.

- 2.) **Hear the appeal of Robert E. Sherer, 5590 Deergrass Court,** for a variance to the requirements of Table 1135.10-I of Grove City's Codified Ordinances to construct an enclosed porch that would encroach the 25-foot rear setback by 2½ feet.

Mr. Sherer explained that he planned to construct an enclosed porch and open deck at the rear of the existing house. He noted that the materials for the porch would match the siding and other materials on the exterior of the house.

Ms. Reisling asked if there were similar structures in the neighborhood. Mr. Sherer said a few properties have decks but not many have sunporches similar to the one he's proposing. Ms. Reisling asked if the applicant's property was open or fenced. Mr. Sherer said there was no fence on his property, but there was fencing on the properties behind his and to the north. Ms. Reisling asked if staff had received any objections to the appeal. Ms. Zempter said no objections had been received, and neighboring property owner Holly Strobl had submitted a written indication that she had no objection.

Mr. Brant noted that other variances had been granted in recent years for encroachments of the rear setback, and that this request seemed relatively minor. Mr. Little asked if any utilities were proposed for the enclosed porch, and Mr. Sherer said electric was the only utility proposed for the structure.

Motion was made by Mr. Little to approve the appeal of Robert E. Sherer, 5590 Deergrass Court, for a variance to the requirements of Table 1135.10-I of Grove City's Codified Ordinances to construct an enclosed porch that would encroach the 25-foot rear setback by 2½ feet.

Seconded by Ms. Reisling. VOTE: Reisling, YES; Brant, YES; Little, YES. **APPROVED.**

- 3.) **Hear the appeal of Nicholas Hershberger, representing Kroger, 2474 Stringtown Road,** for the following variances:
- a. To Section 1145.16(a)(3) of Grove City's Codified Ordinances to exceed the 22-square-foot allowable area for attached signage by 63 square feet; and
 - b. To Section 1145.16(e)(1) of Grove City's Codified Ordinances to increase the area of the legally non-conforming ground-mounted sign on the site by 18 square feet.

Mr. Little noted that the applicant had requested that the items be tabled.

Motion was made by Mr. Little to table to the next meeting the appeals of Nicholas Hershberger, representing Kroger, 2474 Stringtown Road.

Seconded by Mr. Brant. VOTE: Brant, YES; Little, YES; Reisling, YES. **TABLED.**

- 4.) **Hear the appeal of Robert E. Wilson, representing AT&T Mobility, 3921 Sunshine Park Place,** for a variance to Section 1137.15(d)(1) of Grove City's Codified Ordinances to install a 150-foot-tall antenna tower that would encroach the setback for such structures by 105 feet.

Ed Block of GPD Group addressed the board on behalf of the applicant. He explained that AT&T was trying to improve its coverage for Grove City via the proposed tower. He provided coverage maps showing existing AT&T cellular coverage for the city and how it would be improved with the addition of the tower. He said the company had considered other locations, but the subject property was chosen as a result of multiple considerations, including the zoning classification of the site. He said the company initially looked at the northwest corner of the group of parcels at this site, but property owner Gary Curry wanted to keep that space available for potential building expansion. The proposed location is near the southeast corner of the site.

Mr. Block said the landscaping at the site would comply with code requirements and that the compound would be limited to about 41x29 feet. In addition to the tower, a 12x20-foot equipment shelter and backup generator would be housed in the compound. He said the shelter would be a stone aggregate building with a concrete roof, and that it would be relatively maintenance-free and mostly bullet-proof because of a concrete skin.

He noted that the balloon installed to show the proposed height of the tower was removed by a storm, but he showed the board photos he had taken while it was up.

Mr. Brant asked which property line the applicant was seeking the 105-foot encroachment for. Mr. Block said the pole would be 45 feet from the trailer park property line and 50 feet from the property line for the Swank-owned property. Mr. Brant asked why the tower couldn't be moved so the encroachment only affected Mr. Curry's properties. Mr. Block said he agreed that such a situation would be better but that Mr. Curry wanted to keep much of the property available for building expansion. He said the tower could be moved within the proposed compound area to increase the distance from the trailer park, but the encroachment of the setback from the Swank property would remain the same.

Ms. Reisling asked if the area shown within the circle on the map presented earlier to the board indicated locations that would provide optimal coverage. Mr. Block said it did but that because the land around the site was flat, some sites outside the circle would be equally effective. Ms. Reisling asked why the applicant hadn't pursued a site at Beulah Park shown on the map. Mr. Block said the decision to locate at the proposed site was based on reports from the frequency engineer and other factors, such as zoning.

Ms. Reisling noted that although the subject site had a non-residential zoning, neighboring properties included houses and the trailer park. She asked how those properties might be affected and if any noise would be emitted by the antenna. Mr. Block said the tower doesn't emit noise, but the shelter would have two air-conditioning units and a backup generator would be at the site, so that equipment would emit some noise. Ms. Reisling asked if the tower would be secure. Mr. Schorr said it would have to meet building codes and wind speed standards beyond those most neighboring homes would have been built to withstand.

Ms. Reisling noted that the City was seeking revitalization and beautification of the downtown area and wondered how visible the tower would be and how it would affect those efforts. Mr. Schorr said that the top of the tower would be visible above trees, but the base would be largely hidden. Ms. Reisling asked if there was any reason the shelter materials were bullet-proof. Mr. Schorr said the materials were chosen primarily to limit maintenance needs but also to discourage vandalism. He said vandalism wasn't common, but copper theft had been an issue at some sites.

Mr. Brant asked if the tower could be moved closer to the top of the parking area shown on the site map. Mr. Schorr said the applicant could approach the property owner with that request. Mr. Boso asked if the board wanted to specify a required distance from the property line. Mr. Brant said he thought they should.

Ms. Reisling asked if the individual owners of mobile homes within the park were notified of the appeal. Ms. Zempter said the notice was sent to the owner of the parcel housing the trailer park and not individual owners of mobile homes.

William Seaton, representing the neighboring First Presbyterian Church, was sworn in and addressed the board. He said the church had no objection to the originally proposed location of the tower and would have no objection if the tower were moved to the vicinity suggested by Mr. Brant.

Mr. Little asked what potential co-location spots, including buildings, were identified in the applicant's original studies. Mr. Schorr said there weren't buildings of sufficient height in the area, and other co-location sites were ruled out for various reasons. Mr. Little asked what height the tower would have to be to accommodate the signal. Mr. Block said 150 feet would be required to accommodate the coverage shown on the map submitted to the board. He added that the tower was designed for co-location, so three carriers could be supported on the tower. He said that normal tower height was 190 feet, but that the height is lowered in more densely populated areas. Mr. Little contended that the normal height was 150 feet.

Mr. Little asked who would maintain the landscaping. Mr. Block said it would be handled through AT&T's maintenance program.

Mr. Little asked about the possibility of installing a 100-foot monopole. Mr. Block said the drawback would be limited coverage that would leave a gap to the northeast and southwest that couldn't be closed without another tower.

Mr. Little noted that if the height of the tower could be reduced and the tower relocated away from the residential properties neighboring the site, the need for a variance could almost be eliminated. Mr. Brant said that he didn't object to a 150-foot-tall tower, but he would like to see the tower moved 100 feet from the south and east property lines. Mr. Little said he'd like to eliminate the need for a variance, and that he thought there was space on the site to achieve that goal. Jeff Thompson said they could go back to AT&T to run maps on the coverage area provided by a 100-foot tower, but that he was 99 percent certain it wouldn't be sufficient.

Mr. Brant asked if the item could be tabled to next month's meeting so other options could be considered, and Mr. Block agreed to the tabling of the item.

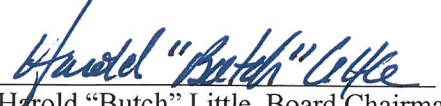
Motion was made by Mr. Little to table the appeal of Robert E. Wilson, representing AT&T Mobility, 3921 Sunshine Park Place, for a variance to Section 1137.15(d)(1) of Grove City's Codified Ordinances to install a 150-foot-tall antenna tower that would encroach the setback for such structures by 105 feet.

Seconded by Ms. Reisling. VOTE: Little, YES; Reisling, YES; Brant, YES. TABLED.

Mr. Little asked if there was any new business to discuss, and Mr. Brant indicated that this would be the final board meeting for Ms. Zempter, who was leaving her position with the City. Mr. Little made a motion to thank Ms. Zempter for her work throughout her tenure. Ms. Reisling seconded the motion, and it was approved unanimously.

Adjournment.

Motion was made by Mr. Little and seconded by Mr. Brant to adjourn the meeting at 8:17 p.m.
VOTE: Reisling, YES; Brant, YES; Little, YES. **APPROVED.**



Harold "Butch" Little, Board Chairman

Christy Zempter, Secretary