

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
December 18, 2017**

The regular meeting of the Board of Zoning Appeals was called to order by George Holinga, Chair at 5:32p.m. at the Grove City Municipal Building, 4035 Broadway.

1. Roll was called and the following members were present:

George Holinga John Brant Larry Titus

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

Listed on the speaker sign-in sheet; Brian Teske, 5300 North Meadows Dr., Mount Carmel Grove City; Bruce Sommerfelt, Signcom; Debbie and Rusty Tuggle, 5406 Hoover Rd.; Mike and Cathy Brewer, 5396 Hoover Rd.; Steve Rumley, 2455 Merrybell Ct.

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

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

All representatives addressing the board were sworn in. Chair Holinga moved to agenda Items.

3. Hear the appeals of Bruce Sommerfelt of Signcom Inc. representing Mount Carmel Health, property owner, 5400 North Meadows Dr., Parcel # 040-015730 for the following variances:
- a) Section 1145.16 (e) (1) to allow a total of five additional monument signs where only one monument per parcel is permitted.
 - b) Section 1145.16 (a) (3) A to allow for a total of 1, 214 square feet of additional wall signage where a maximum of 200 square feet is allowed.
 - c) Section 1145.14 (c) to allow eleven new directional signs exceeding the 4sf and 3' height maximum.

Brian Teske of Mount Carmel explained the signage is comparable to other hospitals in the region and follows the new sign program implemented at the Mt. Carmel East Broad St. in Columbus and St Ann's in Westerville. The building is a-typical in that it is 750,000 square feet under roof and 7 stories tall. This hospital also has unique signage needs as it is a stroke center.

Bruce Sommerfelt stated the project signage did not fit into the sign code due to the size and scale of the project it. If the hospital were in Columbus in a mixed use district, Columbus code would allow a maximum of 1500 sf of wall signage. Mr. Sommerfelt presented in detail each of the sign requests.

The first variance speaks to the five additional (Type B) ground signs requested. Each is 39sf in area with text identifying "Mount Carmel" and "Emergency." These are branding and wayfinding signs placed at the new entrances to the campus. The design meets code but not the number of monument signs. The emergency part of the sign is illuminated, the remainder of the sign is white opaque and minimally visible to the street.

The second variance pertains to the building wall signs identifying the new facilities with the Mount Carmel name and the cross with burst logo. The largest sign is Type E (785sf) at 102' long with 7' tall letters to be placed on the front of the hospital building (east tower) which sits approximately 1,000 feet from I-71. This sign faces southwest and is visible from North Meadows Dr. and I-71. The signage faces southwest. This makes up approximately two-thirds of the wall signage requested. Mount Carmel individual letters are black and illuminate white at night. The logo with lettering is roughly one-third the length of the building and 90' above ground and is properly scaled to the building.

The remaining square footage is for three logos (Sign F) measuring approximately 17' X 9' or 143sf in area to be placed on the new medical office buildings (MOB) South and West elevations. The third logo is to be installed on the hospital south tower. All together, the requested wall signage totals 1,214 square feet. The logos are burgundy and illuminated white at night. Mr. Titus asked about the distance of the logo on the south tower. The sign would be approximately 500 feet from the parking lot, approximately 800 feet to Hoover Rd. and approximately 600 feet to the rear of the homes on west side of Hoover Rd. The sign will be 80'-90' above the ground. There was discussion on light coming from the hospital windows and lower floors.

The third variance pertains to eleven (D signs) directional signs exceeding the 4sf and 3' height maximum. These are wayfinding to multi-directional lines directing people to the proper building entrance be it ambulance entrance, hospital entrance, MOB entrance. The signs are aluminum, non-illuminated, landscaped and a part of the campus wayfinding system.

Mr. Sommerfelt showed slides and made comparisons to Nationwide Children, Mount Carmel East and Riverside Neuroscience signage. Thaddeus Boggs pointed out the site is 62 acres.

Mr. Sommerfelt provided his analysis of each of the variance hardship factors. Mr. Brant asked staff if there was a specific section of sign code for hospitals. Mrs. Scott explained the code does not differentiate between different types of commercial structures. The same requirements apply to a shopping center, a medical building, office building, etc. Hospitals are unique in that they serve people not just from Grove City, but from the region who may not be familiar with the area or the hospital campus.

Several area residents were in attendance. Mike and Cathy Brewer and Debbie and Rusty Tuggle live on Hoover Rd next to the hospital. They had several questions and comments about the signage. They spoke on the type B sign at Hoover and Mount Carmel Lane and the logo slated for the south tower. In general, the residents had no problem with the other signage but they did not want signage facing their homes because they didn't feel it was necessary to help visitors find the hospital. Debbie Tuggle said they look directly at the hospital and the parking area. The lighting from both sources when completed will be obtrusive and unpleasant but she accepts this. There will be signs starting at Rt. 665. The hospital would

be hard to miss. She is only asking for some respect and consideration for being a life-long resident. Grove City stands behind its citizens.

Steve Rumley said he sympathizes with the homeowners and is not defending the hospital but he is enjoying it. He has been to the emergency room several times with his mother-in-law and once with his wife. He can get there in two minutes, before EMS can get out of their truck. He believes the increased lighting in the area thwarts crime and he supports progress.

Mr. Tuggle asked if the hospital will have the illumination on the top of the building shown on the poster in the lobby. Mr. Teske said they have the potential for an LED strip that runs up the curtain wall and across the top of the building but it has not gone through the city for approval. The lighting would face the freeway and can be different colors for example, red for heart month or pink for breast cancer month.

Mr. Brant asked if the logo facing the residents on Hoover could be installed but not be illuminated. Mr. Sommerfelt suggested the logo could be on a timer and turned off at 10PM each night. The group strategized other compromises. The residents finally agreed the sign would be acceptable to them if it were turned off at 10PM. Mr. Titus said this way, it would only be lit about an hour a day in the summer-time.

Motion by Chair Holinga to grant the appeal of Bruce Sommerfelt of Signcom Inc. representing Mount Carmel Health, property owner, 5400 North Meadows Dr., Parcel # 040-015730 for a variance to Section 1145.16 (e) (1) to allow a total of five additional monument signs where only one monument per parcel is permitted. Second by Mr. Brant.

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

Motion by Chair Holinga to grant appeal for item b) Section 1145.16 (a) (3) A to allow for a total of 1, 214 square feet of additional wall signage where a maximum of 200 square feet is allowed conditioned upon the cross and burst logo sign #A3.01 on the south side of the south tower is to be extinguished every evening at 10PM. Second by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Titus, NO; **APPROVED.**

Motion by Chair Holinga to grant the appeal for item c) Section 1145.14 (c) to allow eleven new directional signs exceeding the 4sf and 3' height maximum. Second by Mr. Brant.

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

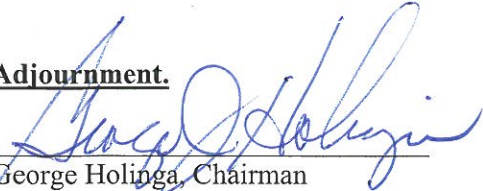
The applicant was advised of the 21-day waiting period. The Chair moved to the final agenda item #4.

Motion to approve the 2018 BZA Meeting Schedule. Second by Mr. Brant. (Schedule attached.)

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

There being no other business, the Chair motioned to adjourn at **6:35p.m.** Second by Mr. Titus.

Adjournment.


George Holinga, Chairman

Laura Scott, Secretary



**Grove City
Board of Zoning
Appeals 2018
Schedule**

Application Deadline*	Meeting Date**
Wednesday, December 27	Monday, January 22
Wednesday, January 31	Monday, February 26
Wednesday, February 28	Monday, March 26
Wednesday, March 28	Monday, April 23
Wednesday, May 2	Tuesday , May 29
Wednesday, May 30	Monday, June 25
Wednesday, June 27	Monday, July 23
Wednesday, August 1	Monday, August 27
Wednesday, August 29	Monday, September 24
Wednesday, September 26	Monday, October 22
Wednesday, October 31	Monday, November 26
Wednesday, November 21	***Monday, December 17

* Applications must be submitted to the Building Division by 3 p.m.

** Meetings generally at 5:30 p.m. in Council Chambers at City Hall, 4035 Broadway. Check the meeting agenda for exact dates and locations.

***Meeting to be held in the Lower Level, City Hall.

Call the Grove City Building Division at (614) 277-3075 with any questions or comments regarding the Board of Zoning Appeals.

