

CITY OF GROVE CITY, OHIO
BOARD OF ZONING APPEALS MINUTES

December 18, 2013

Regular Meeting

The regular meeting of the Board of Zoning Appeals was called to order by Chairman Little at 7:01 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Harold "Butch" Little

John Brant

Kelly Reisling

Staff Present: Chief Building and Zoning Official Michael Boso; Clerk of Council Tami Kelly; Director of Law Stephen Smith; Secretary Laura Scott

Also Present: James Lipnos, representing Trinity Home Builders, Jim Wells, owner of 2538 Hoover Crossing and Tyler Abram, a relative of Jim Wells, Diane Hill of 3356 White Place, Leslie Warthman, applicant from Advanced Sign Group, Nancy Wasserstrom, Principal, Advanced Sign Group, Chris Lagana, Mount Carmel property owner representative and, Greg Chillog, Landscape Architect with Edge, representing Mount Carmel Hospital and Steve Goble, resident of 2611 Orders Ct.

1. Mr. Little moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Brant.

Mr. Brant	Yes
Mr. Little	Yes
Ms. Reisling	Yes

2. All representatives addressing the Board were sworn in at this time except for Diane Hill, who was sworn in just before speaking.

The Chair moved into the Agenda Items.

Hear the appeal of James L. Lipnos, representing Trinity Home Builders, 2538 Hoover Crossing Way, for a variance to Section 1329.18 (a) of Grove City's Codified Ordinances to place fill in the floodplain for a driveway.

Mr. James L. Lipnos, representing Trinity Homes was present to request this variance and answer any questions of the Board. He requests a variance to place fill in a small portion of the driveway. He explained the house was permitted and construction started leaving a house in the ground and no way to get to it. Upon hearing this request, Mr. Brant asked Mr. Lipnos to correct his hardship statement to indicate "the variance does not adversely affect" the public interest or pose health and safety issues. Mr. Lipnos agreed this correct to his application was needed.

Mr. Brant asked Mr. Boso to describe the more stringent requirements adopted by the city for filling in flood plains and whether staff was recommending approval as it was not noted on the report. Mr. Boso explained FEMA allows filling in flood plain and staff was recommending approval.

Ms. Reisling asked about the construction of the driveway. Lipnos explained the driveway will be stone with concrete on top. Ms. Reisling asked what might happen over time to the concrete with the flood plain coming through the area. Mr. Lipnos explained the concrete would no longer be in the flood plain because it would be filled in.

Mr. Little asked Mr. Lipnos if Trinity started construction knowing the driveway would be in the flood plain. Mr. Lipnos asked Boso to explain the timing of the adopted regulations. Boso indicated this lot was platted prior to the restriction. The permit was applied for and issued by the building department and then after the fact recognized that the variance would be needed. Mr. Lipnos stated they were aware it was in flood plain but had not kept up with the change to the regulations adopting of a more restrictive requirement.

Mr. Brant asked Mr. Boso to speak on previous requests to fill in flood plain that had been granted and were more significant than this. Mr. Boso spoke of two related situations where approval was given.

Mr. Little asked if it was to be gravel fill and if it is inspected. Mr. Lipnos indicated the driveway has ones, twos, fifty-sevens with four inches of concrete and is inspected by the city. Also, basement soil (clay) will be used adjacent to the driveway with a compaction rate of 95% or more. Mr. Little asked if the compaction of this fill is verified. Mr. Boso stated that the amount of fill is about 2 feet and does not require a compaction test. Mr. Little stated that he felt it was important to check the compaction of the soil here due to the possibility of erosion.

Mr. Little asked if any correspondence had been received or this issue. Ms. Scott said no.

Mr. Little moved to grant the appeal of James L. Lipnos, representing Trinity Home Builders, 2538 Hoover Crossing Way, for a variance to Section 1329.18 (a) of Grove City's Codified Ordinances to place fill in the floodplain for a driveway.

Mr. Little	Yes
Ms. Reisling	Yes
Mr. Brant	Yes

The Chair moved to the next agenda item.

Hear the appeal of Diane Hill, 3356 White Place, for a variance to Section 1135.10-I(a), to convert an attached garage to living space and not have any garage.

Ms. Hill was present to request this variance and answer any questions of the board. Hill explained she wanted to convert the garage to a kitchen. The property is a rental owned by her and her father. Her daughter's family of five lives there and would like to have more usable space.

Ms. Reisling stated it appeared from the documentation provided that other homes in the area had converted existing garages to living space. She asked if the family plans to continue to park in the driveway. Hill answered yes, they have always parked there as garage is too small. Ms. Reisling asked if Hill would do the renovation herself. Ms. Hill said Kerry Ferguson would be doing the work. White continued

Mr. Brant spoke of the records from county auditor's office and the summary given by Ms. Hill. He asked if she thought the majority of homes have had similar garage conversions. Hill felt that most of the homes that had attached garages had and those that were detached were mostly unusable as garages. There are probably four in the area that have been converted that she is aware of.

Mr. Brant asked Mr. Boso if this is in an area that is older and did not have a requirement for garages when developed. He then pointed out that the White Place area is somewhat different from the new requirements we have now requiring multicar garages. Mr. Boso agreed.

Mr. Little asked Ms. Hill for a review of the plan showing the home and adjacent properties owned by the family. He asked if the city had received any correspondence related to this request. Ms. Scott said no.

Mr. Little moved to grant the appeal to Diane Hill, 3356 White Place, for a variance to Section 1135.10-I (a), to convert an attached garage to living space and eliminate the present garage.

Mr. Little	Yes
Ms. Reisling	Yes
Mr. Brant	Yes

The Chair moved to the next agenda item.

Hear the appeal of Leslie Warthman, representing Mt. Carmel Hospital, 5300 N. Meadows Dr., for variances to Sections 1145.06(f) off premise sign, 1145.14(c) directional signs, 1145.16(a)(2) sign square footage, 1146.16 (e) (1), Number of monument signs & 1146.16 (e)(3) Sign height.

Warthman spoke on the exterior sign package and the hospital's special circumstantial needs. Specific visibility criteria must be met in order to obtain accreditation to treat heart attacks.

Mr. Little asked for an overview of the package. Ms. Warthman began presenting each Category of signs.

Category 1 pertains to section 1145.16 9a) (2) and (e) 1 and 3 and covers identification signs. This includes a freeway pylon sign, the largest at 22 feet and another pylon at the main entrance. These signs exceed the height and area requirements. She stated they were permitted one off site sign per the agreement with the city but the technical description was left out so they are using this process to permit the sign. One sign identifies the entrance and the other is designed to be visible from the freeway.

Category 2 consists of four internal directional signs, a post and panel and a pylon at the secondary entrance. They are intended to separate traffic efficiently. Mr. Brant asked if any these signs would be visible to the residential properties. Ms. Warthman said no, that the signs were all situated between the hospital and the freeway. Mr. Brant also noted that the buildings would also screen much of the parking area and signs from residents on Hoover Rd. Mr. Little agreed this was not an issue at the present time but might change as the area developed.

Category 3 signs are necessary for hospital identification. Two wing wall signs will serve as site locaters. The code allows for only one sign. Mr. Brant asked about illumination for these signs. These signs have ground mounted lighting. Mr. Little clarified the location of the wing wall signs stating one will be at the Hoover Rd entrance at North Meadows and the other at the south end of the Mt. Carmel property on North Meadows near Buckeye Boys Ranch.

Ms. Warthman concluded her presentation with the off-premise sign which will be on an easement (still in negotiation) at the northeast corner of Rt. 665 and North Meadows. Mr. Brant asked Mr. Boso if he recalled the city granting variances for higher signs in this area in the last year for business who requested them. Mr. Boso said yes.

Discussion on the off-premise sign ensued. Mr. Brant asked if Warthman had contacted ODOT about the visibility of the two signs along the freeway. Ms. Warthman said no because the signs were not in the ROW and they don't believe they are interfering with any of ODOT's visibility as they are on private property. Ms. Reisling asked for confirmation that the off- site sign was approved. Warthman said the sign was approved in the development text without details, still requiring a variance to height and area.

Director of Law Stephen Smith read the details of the agreement approved by council. Mr. Brant asked him whether this sign would fall within the scope of the agreement. Mr. Smith said it was clear about the sign on the traffic signal pole but not as clear about other things. However, it appeared that the agreement at least contemplated the sign at North Meadows and Rt. 665.

The discussion turned to landscaping and the fact that over time the landscaping takes over and the signs needs moved. Mr. Little, Mr. Brant and Ms. Reisling all cautioned Warthman and Chillog to contact ODOT to find out

if they had any plans for landscaping along this part of the interstate because these planting could obscure their signage.

Mr. Goble, a resident from Orders Court on the west side of the freeway spoke next. He can see this facility from his property and does not like seeing the building or the signs. He asked about the parking lot lights. Mr. Boso indicated the parking lot lighting is operational and is all down lighting. Mr. Little asked the applicant to address the illumination of signs A & B. Nancy Wasserstrom indicated they are internally illuminated. The sign frame is steel and only the areas with lettering are illuminated. Responding to Mr. Little, she said she did not know the lumens as this was difficult to gauge but could provide other information on components.

Mr. Brant asked if certain signs were required to meet hospital accreditation. Ms. Wasserstrom said yes.

At the request of Mr. Little, a presentation on the landscape plan was made by Mr. Chillog. Mr. Brant asked if any of the internal directional sign would be visible from across the freeway. Chillog stated most of the directional signs would be obscured from the interstate by a hedgerow and mound put in place to screen the parking lot as per code. Ms. Reisling asked about access by emergency vehicles to the site. Mr. Lagana explained the sign heights are carefully chosen to help direct non-emergency vehicles to the main entrance. Emergency and delivery vehicles access points have less obvious signage. Ms. Reisling asked if ambulance drivers are considerate of local residents when approaching with lights and sirens in use. Mr. Lagana indicated he thought drivers would ease lights and sirens on approach. Mr. Little asked about the evolution of signage as the site grows. Lagana stated the growth direction will be towards the south and that they plan to keep the entrance and exits to the property at a minimum in order to keep it simple for those coming to the site.

Mr. Little asked if we had any comments from adjacent property owners. Mr. Boso indicated we had a phone call from one resident who was in support of the project. Ms. Scott indicated that resident was Mr. Rumley.

Mr. Little addressed Mr. Goble's concerns again stating that the hospital has taken measures to minimize sign exposure and that it was indicated the hospital needs to meet certain sign standards to be accredited and get victims into the hospital.

Mr. Little moved to grant the following appeals to Leslie Warthman, representing Mt. Carmel Hospital, 5300 North Meadows Dr.;

A variance to section 1145.06 (f) to allow an Off- Premise sign for site identification at St. Rt 665 and North Meadows Dr; Seconded by Ms. Reisling.

Mr. Little	Yes
Ms. Reisling	Yes
Mr. Brant	Yes

A variance to section 1145.14 (c) for directional signs, which do not require a permit ,but exceed four square feet in area and three square feet in height; Seconded by Mr. Brant.

Mr. Brant	Yes
Mr. Little	Yes
Ms. Reisling	Yes

A variance to section 1145.16 (a) (2) Sign square footage, for the entrance signs exceeding 50 square feet; Seconded by Ms. Reisling

Mr. Little	Yes
Ms. Reisling	Yes
Mr. Brant	Yes

A variance to section 1145.16 (e)(1 and 3) to allow more than one freestanding sign on a single parcel exceeding 8 ft.in height and 50 square feet; Seconded by Mr. Brant.

Ms. Reisling	Yes
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Mr. Brant
Mr. Little

Yes
Yes

New Business

1. Mr. Little asked for comments on the 2014 BZA Meeting schedule. Mr. Little asked that the May meeting be corrected to say May 27th and made a recommendation to change the December meeting to December 22. The Board agreed.

There being no other business to come before the Board, Mr. Little moved to adjourn; Seconded by Mr. Brant.

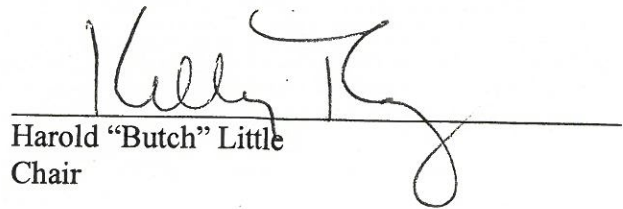
Mr. Brant
Mr. Little
Ms. Reisling

Yes
Yes
Yes

The Board of Zoning Appeals adjourned at 8:20 p.m.



Laura Scott
Secretary



Harold "Butch" Little
Chair