

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
May 22, 2017**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:30p.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 and Planning and Zoning Coordinator Laura Scott. Chief Building Official Michael Boso is excused.

Also present; Arron Greene, VP, HPlex Solutions.

The Chair asked all persons wishing to address the board to stand and be sworn in.

2. **Chair Holinga moved to approve the minutes from the May 1 meeting.** Second by Mr. Titus.

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

3. Hear the appeal of Michael Cox, DaNite Sign Co. representing Grove City MOB, LLC for 0000 North Meadows Dr. (Parcel #040-015730) for two variances;

- a. Section 1145. 16 (e): to allow more than one ground sign on a single parcel.

- b. Section 1145.16 (a) (3) A to exceed the allowable sign area for a building based on the building frontage and the maximum of two-hundred (200) square feet.

Arron Greene, representing Grove City MOB, LLC explained the variance request is needed because this is not a separate piece of ground but a long term ground lease from Mt. Carmel property. The anchor tenant, Orthopedic One wants approval for name, logo and street numbers prominently placed on the west side of the building for wayfinding. The west elevation will also have a building name which is not known at this time. The west elevation faces North Meadows and could be visible from I-71. Similar signage is requested for the East side of the building facing the proposed Mt. Carmel Lane to the south. The east side tenant is not known at this time. Mr. Brant sought clarification that the property to the south is owned by Buckeye Boys Ranch. He felt that if anyone would be affected by the signage it would be The Ranch. He noted there are no residential buildings in this area. Ms. Scott confirmed the property south of Mt. Carmel hospital is owned by Buckeye Boys Ranch and that they had been notified of the proposed signage request. The building is over 1,000 feet and likely ¼ to ½ a mile away from Hoover Rd. Mr. Greene stated there is a retention pond to the east that will be landscaped.

Cathy Brewer of 5396 Hoover Rd explained the property owners on Hoover did not want to be affected by these signs. They are currently affected by the hospital parking lot, lights, construction and dirt. Mr. Holinga

advised that if approved, the variance applies only to this building and any modifications to the variance would have to come back before them.

Dawn Lewis of 5459 Hoover Rd. was concerned about the intensity of the signs and if they would affect her property. Mr. Holinga indicated the total signage requested is 356 sf (176sf per side). The elevation of the signs is approximately twenty-five feet above finished grade. Mr. Greene again pointed out the location of the building and the signs which are not perpendicular or nearby Hoover Rd. residential properties.

Motion by Chair Holinga to grant the appeal of Michael Cox, DaNite Sign Co. representing Grove City MOB, LLC for 0000 North Meadows Dr. (Parcel #040-015730) for a variance to Section 1145.16 (e): to allow more than one ground sign on a single parcel. Second by Mr. Brant.

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

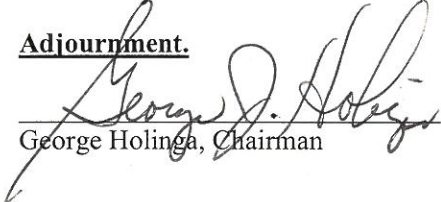
Motion by Chair Holinga to grant the appeal of Michael Cox, DaNite Sign Co. representing Grove City MOB, LLC for 0000 North Meadows Dr. (Parcel #040-015730) variance to Section 1145.16 (a) (3) A to exceed the allowable sign area for a building based on the building frontage and the maximum of two-hundred (200) square feet by 156 sf for a total of 356 sf. Second by Mr. Brant.

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

Mr. Green was advised of the 21-day waiting period. Mr. Brant advised the audience that decisions of the BZA can be appealed to City Council.

There being no new business, the Chair moved to adjourn at 5:55 p.m.

Adjournment.


George Holinga, Chairman


Laura Scott, Secretary