

City of Grove City
BOARD OF ZONING APPEALS
REGULAR (Virtual) MEETING
April 26, 2021

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:31p.m. at the Grove City Municipal Building, 4035 Broadway. This meeting was held via Webex Events and open to the public.

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

George Holinga

John Brant

Tony Haughn

Staff present; Michael P. Boso, Chief Building and Zoning Official; Jesse Shamp representing the Law Director; Laura Scott, Secretary.

Applicants and representatives; Rebecca J. Mott, Plank Law Firm LPA. The applicant was sworn in.

2. ***Motion by Chair Holinga to approve the minutes from the February 22 meeting. Second by Mr. Brant.***

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

3. Hear the appeal of Rebecca J. Mott, Plank Law Firm, LPA representing AGI, Agent for Wal-mart Stores, Inc. for 3880 Southwest Blvd. (Parcel #040-003079-00) for two variances;

- a) Section 1145.16 (a) (3)(A) to exceed the maximum square footage allowed of 200sf for wall signs for a business by 559sf for a total of 759sf of wall signage.
- b) Section 1145.16 (b) (1) to use a building wall to paint a blue background. (withdrawn by staff)

Chair Holinga acknowledged that staff had requested the second variance (letter b) be withdrawn after determining it was not applicable to this case. Rebecca Mott agreed with the determination and stated her case for requesting a sign area variance for two on premise signs for Wal-mart Distribution. Sign C with the logo and the wording measures 158sf without the background, but with the blue background measures 555sf. Sign P with the logo and the lettering measures 81.8sf but with the blue background measures 174sf. Combined with a previously approved wall sign of 31.9sf the signs total 273sf in area or 759sf per staffs calculations when including the blue backgrounds as sign area. She noted she and staff have different interpretations of how the sign area measurement section of code is applied. With staff's calculation, the signs would exceed the 200 sf maximum for wall signage by 559sf resulting in the sign denial and triggering the appeal.

Mr. Brant asked Mrs. Scott about her interpretation of the sign code section as it varies from the applicants. Mrs. Scott explained she interprets the border trim referenced in 1145.16 (a) (1) to mean the framework of a sign that typically holds the sign panel or sign face in place for example on a box sign. Any negative space, background color or material behind the lettering is essentially part of the sign and therefore calculated as part of the total aggregate sign area measurement.

Chair Holinga asked staff if the adjoining property owners had been notified and if staff had received any communications as a result of the mailing. Mrs. Scott said she had sent letters but received no responses. There were no members of the public attending the meeting. The Chair called for a motion.

Motion by Chair Holinga to grant the appeal of Rebecca J. Mott, Plank Law Firm, LPA representing AGI, Agent for Wal-Mart Stores, Inc. for 3880 Southwest Blvd. (Parcel #040-003079-00) for the following variances;

a) Section 1145.16 (a) (3)(A) to exceed the maximum square footage allowed of 200sf for wall signs for a business by 559sf for a total of 759sf of wall signage. Second by John Brant.

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

Chair Holinga informed the applicant of the 21-day waiting period and moved to the next item.

4. A request from the applicant, Rebecca J. Mott, Plank Law Firm, LPA to further postpone the appeals from Gary Yancer, 3400 Southwest LLC for 3400 Southwest Blvd. from February 22, 2021. Mr. Shamp indicated it was his understanding the city was working through the issues at various levels and suggested the items be postponed until the June 28th meeting. Rebecca Mott agreed and indicated the postponement would be helpful to Plank Law Firm who is working extensively with city staff, zoning and building departments.

Chair Holinga adjourned the meeting at 5:50p.m. **Adjournment.**

George Holinga, Chair

Laura Scott, Secretary