City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
February 25, 2019

The regular meeting of the Board of Zoning Appeals was called to order by Chair George Holinga at 5:31p.m., at the Grove City Municipal Building, 4035 Broadway.

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

George Holinga *John Brant* *Tony Haughn*

Staff present: Thaddeus Boggs, representing the Law Director, Planning and Zoning Coordinator Laura Scott.

Also present; Gary Wilson, 4119 Basswood Ave., Grove City and Kathleen Taylor, 3892 Girbert St., Grove City. Stanley Young III, 220 Pontius Ln., Circleville, representing Worthington Sign.

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

2. ***Motion by Mr. Brant to approve the minutes from the previous meeting as written. Seconded by Tony Haughn.***

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

3. Hear the appeal of Gary Wilson, Wilson Builders representing Kathleen Taylor, property owner, 3892 Girbert St. (Parcel # 040-001329) for the following variance:

Table 1135.10 –I: To encroach the front building set back of 30 feet by 8 feet by constructing a roof over a porch slab.

Mr. Wilson explained the homeowner would like to have a porch so she can sit out front. He thinks the hip roof which will match the house will improve the look of the house. The roof is similar to one across the street. Ms. Taylor would like to begin construction in the next few months. Mr. Brant confirmed with staff that letters had been sent to adjoining property owners and that one property owner, Mrs. Elkins of 3891 Girbert St., responded favorably. Chair Holinga advised the applicant that a stipulation to start the work within 12 months had been recommended. Mr. Wilson understood and agreed to do so. Chair Holinga advised there is a 21-day waiting period.

Chair Holinga asked for a motion to approve the variance with one stipulation. ***Motion by Mr. Brant. Second by Tony Haughn.***

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

4. Hear the appeal of Stanley Young III, Worthington Signs representing Speedway located at 3612 Broadway (Parcel # 040-003146) for the following variance:

Section 1145.06 (c): To replace the existing manual gas pricing sign with an LED electronic gas pricing sign.

Mr. Young explained Speedway wishes to replace the manual gas pricing with LED numerals. They are working within the confines of the existing sign cabinet. The sign will not change in size, height or location. The LED numerals are pre-set at the factory to automatically adjust in intensity with the outdoor light. Unleaded gas pricing will be red and diesel will be shown in green numerals. The whole sign face will be replaced and the "S" will be updated. Mr. Brant asked Mr. Young if Speedway had any problem with staff's recommended stipulation that Speedway update the landscaping around the sign and at the front of the property. Mr. Young said Speedway has no issue whatsoever with providing a landscaping plan for those areas. Mr. Brant indicated that personally he has problems with us (BZA) doing that type of thing but if Speedway has no problem, he would vote in favor of the motion. Mr. Haughn asked about the stipulation to paint existing light poles as well. Mr. Young stated they were in agreement with painting the light poles as it is a maintenance issue and should be done and he would agree to this stipulation as well. Chair Holinga asked if they had a problem with the third recommended stipulation to use the electronic LED for gas pricing only. Mr. Young said they would agree to the third stipulation.

Chair Holinga asked for a motion to approve the variance. ***Tony Haughn motioned for approval. Mr. Brant seconded the motion.***

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

Chair Holinga explained there is a 21-day waiting period and work would have to begin within 12 months. Mr. Young asked Mrs. Scott about the timing of obtaining the sign permit. Mrs. Scott stated she thought the sign permit would be issued after completion of the other items. She then asked the board if this was also their intent. The board agreed the conditions would have to be met before the sign permit would be issue. Mr. Young agreed.

There being no new business Chair Holinga adjourned the meeting at 5:48pm. **Meeting adjourned.**

George J. Holinga

George Holinga, Chair

Laura Scott

Laura Scott, Secretary