City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
November 23, 2020

The regular (virtual) meeting of the Board of Zoning Appeals (BZA) was called to order by Chair George Holinga at 5:30p.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* *Mark "Tony" Haughn*

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

Also present; Darrin Gray, Sign Vision Co; Jeff Gregg, Fairway Realty.

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

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

All representatives addressing the board were sworn in. Chair Holinga moved to the next item.

4. Hear the appeal of Darrin Gray, Sign Vision Co., representing Fairway Realty for 2382 Stringtown Rd., (Parcel # 040-005710) for the following variances:

1. Section 1145.16 (e) (1); On-Premise Signs; to install a monument sign 20' in overall height, 12' taller than the 8' maximum permitted.
2. Section 1145.16 (e) (1); On-Premise Signs; to install a monument sign exceeding the maximum sign area permitted of 50 sf by 55sf for a total sign area of 105sf.
3. Section 1145.20 Nonconforming Signs; to alter a non-conforming sign.

Darrin Gray provided background on the development project approved for the former Kmart site. Aldi grocery store will be the primary tenant with two or more tenant spaces available. The exterior finish materials for the Aldi store front have recently changed from red brick to gray quarter face brick. The proposed monument sign has also been updated to the gray brick with a gray stone veneer base. Sign Vision Co. will reuse the structure of the Kmart sign by removing the sign cabinet and building the new sign face with 4 tenant panels around the existing sign pole. Each of the four sign faces will have routed aluminum lettering with LED illumination. The proposed sign is similar in size and mass to other signs in the area and will be 8 feet shorter than the current sign and smaller than the Kroger Plaza sign.

Chair Holinga asked Mrs. Scott if she had notified the adjoining property owners of the requested variances. She said yes, but she had not had any contact from adjoining property owners. Mr. Brant noted

City Council had since approved the new development of the former Kmart site. He referred to the Building Division staff report which stated "The Development Department supports this request as the project fits in with the future land use for this area and will be another major component of the revitalization of this area along with the Bentley Apartments. The proposed sign meets current setbacks from Stringtown Rd. and will have the appropriate sign landscaping around it."

Chair Holinga asked the applicants if they agreed to the stipulation to begin construction of the sign within twelve months. Mr. Gray and Mr. Gregg said yes.

Motion by Chair Holinga to grant the appeal of Darrin Gray, Sign Vision Co., representing Fairway Realty for 2382 Stringtown Rd., (Parcel # 040-005710) for the following variances with one stipulation to begin construction on the sign within twelve (12) months. Second by Mr. Brant.

1. ***Section 1145.16 (e) (1); On-Premise Signs; to install a monument sign 20' in overall height, 12' taller than the 8' maximum permitted.***
2. ***Section 1145.16 (e) (1); On-Premise Signs; to install a monument sign exceeding the maximum sign area permitted of 50 sf by 55sf for a total sign area of 105sf.***
3. ***Section 1145.20 Nonconforming Signs; to alter a non-conforming sign.***

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

Chair Holinga advised the applicant of the 21-day waiting period. The Chair moved to the next item.

Motion by Chair Holinga to approve the 2021 Board of Zoning Appeals meeting schedule. Second by Mr. Haughn.

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

There being no further business, the Chair adjourned the meeting at 5:42 p.m.

Adjournment.

George Holinga, Chair

Laura Scott, Secretary