

GROVE CITY BOARD OF ZONING APPEALS

MEETING MINUTES

December 22, 2025

*Legion variance reversed
by council.*

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:32p.m. at the Grove City Municipal Building, 4035 Broadway.

- 1) Roll was called. The following members were present:

George Holinga

Tony Haughn

John Brant was excused.

Staff Present: Michael P. Boso, Chief Building and Zoning Official, Laura Scott, Planning and Zoning Manager/Secretary to the BZA, Anthony Severyn, Office of the Law Director.

Also Present: Valeriy (Larry) Prokopyuk for Tammy Martin. Joe Woodrum, Ken Flaute and David Flannigan representing the American Legion Paschall Post 164.

- 2) *Motion by Chair Holinga to approve the minutes from the November 24 meeting as written. Second by Mr. Haughn.*

VOTE: Holinga – YES; Haughn - YES; **APPROVED.**

All representatives addressing the board were sworn in.

- 3) Hear the appeal of Sam Moskvych, representing Tammy Martin of 3627 Midland St. (Parcel #040-000784) for a variance to Section (Table) 1135.10: To encroach the existing non-conforming setback of 23' by 8', for a total front setback of 15' by constructing a roofed front porch.

Mr. Prokopyuk explained the project's scope. They are working with an existing 8' deep front porch which is non-conforming to the current setback. The homeowner wants to add a roof and railings. The proximity of the structure will not be any deeper, just covered. The wood and composite materials will look a lot nicer than the plain 8' deep slab that is there now and enhance the front of the house. Mr. Haughn stated there are similar setbacks in the neighborhood.

Motion by Chair Holinga to grant the appeal of Sam Moskvych, representing Tammy Martin of 3627 Midland St. (Parcel #040-000784) for a variance to Section (Table) 1135.10: To encroach the existing non-conforming setback of 23' by 8', for a total front setback of 15' by constructing a roofed front porch with one stipulation to begin work within 12 months.

VOTE: Holinga – YES; Haughn - YES; **APPROVED.**

Mr. Severyn noted the next item had been tabled at the applicant's request at the last meeting and needed to be taken off the table.

Motion by Chair Holinga to take the appeal of Kenneth Flaute, American Legion Paschall Post off the table. Second by Mr. Haughn.

VOTE: Holinga – YES; Haughn - YES; **APPROVED.**

- 4) Hear the appeal of Kenneth Flaute representing American Legion Paschall Post 164, 3363 McDowell Rd., Parcel #040-005964, for the following variances;
 1. Section 1145.06 c: to replace a non-conforming sign with a prohibited electronic changeable copy type sign.
 2. Section 1145.16 (e) (2): to allow a prohibited sign and associated landscaped area to encroach the 10' setback along McDowell Rd. by approximately 1' for the sign and 3' for the landscaped bed.

Mr. Severyn stated since the last BZA meeting, staff had prepared a list of stipulations to consider with the variance requests. The stipulations were shared with the applicants who stated they would accept the list of stipulations. Mr. Flaute confirmed this at the podium. Chair Holinga then read the stipulations for the record.

- A basic font in white on a black background, similar to the Fire Stations.
- Static text messages only. No movement, animation, images or video.
- A maximum of 3 lines per message.
- A minimum of 8 seconds transition from message to message.
- A maximum brightness setting of up to 30% at night (9pm-7am) and 75% daytime based on recommendation by Stewart Sign.
- The Chief Building and Zoning Official will complete a visual inspection within 30 days of operation of the sign to confirm the settings are appropriate and require that adjustments be made if needed.
- A dawn to dusk sensor shall be installed on the upper portion of the sign for automatic dimming per recommendation of Stewart Sign.
- Contact information for the designated sign operator shall be provided to the building division and updated as needed.
- No portion of the sign can be in the right-of-way.
- The sign may only be used by the American Legion and shall be removed if the Legion vacates the property. NO other business or organization is approved to use the sign.

One additional stipulation was recommended by Chair Holinga to begin construction within 12 months.

Mr. Haughn asked Mrs. Scott if she sent letters to adjoining property owners. She said yes but there were no responses. Mr. Severyn stated there was a question from Mr. Brant at the last meeting as to the history of the code change to prohibit electronic signs. He went on to say the legislation was adopted in summer of 2005 and shortly thereafter the BZA granted a variance for an electronic sign in front of a high school. That decision was appealed by council and the BZA decision overruled for several reasons. The biggest concern for council was safety would be compromised with the sign due to the number of immature drivers. There were several accidents reported at the high school already. Also, the traffic patterns and the frequency of the messages changing was a concern. Council certainly has the right to reconsider any variance.

Board discussion continued. Chair Holinga stated every case is unique and we have a unique set of conditions in this case. It had been said previously stated this was not a commercial or corporate business but a semi-public charitable organization serving veterans and the community and supporting important events like Veteran's Day. Furthermore, there is a significant distance from the sign on legion property to the intersection at McDowell Rd. and Stringtown Rd. The overall sign dimensions and the electronic sign area for the copy is even smaller than the current sign. Also, the legion has a visibility hardship from the configuration of the lot and with the building being hidden, not visible from the entrance on McDowell Rd.

Mr. Haughn said good thought had been put into the nine conditions to address making the sign safe with the frequency, the brightness, etc. Along with the landscaping, he felt the compromise was fair and reasonable. The conditions would mitigate the concerns. Chair Holinga said this decision does not change the law on this type of sign but with the extenuating circumstances and the addition of the conditions stipulations we make an exception to the general rule for this case. The chair asked Mr. Flaute if they had a contact at the sign company who can certify the stipulations are possible. Mr. Flaute said yes.

Motion by Chair Holinga to grant the appeal of Kenneth Flaute representing American Legion Paschall Post 164, 3363 McDowell Rd., Parcel #040-0005964, for the following variances, with the nine (9) conditions listed in the December 8, 2025 letter to BZA and in addition to the stipulation to begin construction of the sign within 12 months. Second by Mr. Haughn.

1. *Section 1145.06 c: to replace a non-conforming sign with a prohibited electronic changeable copy type sign.*
2. *Section 1145.16 (e) (2): to allow a prohibited sign and associated landscaped area to encroach the 10' setback along McDowell Rd. by approximately 1' for the sign and 3' for the landscaped bed.*


VOTE: Holinga – YES; Haughn - YES; APPROVED.

There is a 21-day waiting period before the variance is effective.

5. New Business.

Mrs. Scott stated the 2026 Board of Zoning Appeals calendar is now available and published on the web site. There being no further business, Chair Holinga adjourned the meeting at 5:58pm.

Adjournment.

x) 

Acting Chair, John Brant

 1/27/26

Laura Scott, Secretary