

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
Thursday, December 20, 2012**

Regular Meeting

Board member Harold “Butch” Little called the Board of Zoning Appeals regular meeting to order at 7:00 p.m. at the Grove City Municipal Building, 4035 Broadway. Present were: Board members Harold “Butch” Little, John Brant and Kelly Reisling; Chief Building and Zoning Official Michael Boso; Planning and Zoning Coordinator Christy Zempter; and Stephen Smith of Ice Miller, representing the City. Also present were: Bruce Sommerfelt and Alex Vulic, representing Prologis, 3180-3270 Urbancrest Industrial Drive.

Motion was made by Mr. Brant to approve the minutes of the Nov. 26, 2012, regular meeting.

Seconded by Ms. Reisling. VOTE: Brant, YES; Little, YES; Reisling, YES. **APPROVED.**

All who wished to address the board were sworn in at this time.

1.) Hear the appeal of Bruce Sommerfelt, representing Prologis, 3180-3270 Urbancrest Industrial Drive, for a variance to Section 1145.16(a)(3) of Grove City’s Codified Ordinances to exceed the 200-square-foot limit for attached signage by 189 square feet.

Mr. Sommerfelt, of Signcom, explained that Prologis was seeking the variance to allow for some identification of the Prologis complex on the extensive building frontage along I-270. While the requested area exceeds code limits, he argued that the proposed signage was of an appropriate scale to the building’s frontage of more than 1,000 feet. He went on to say that the sign would be in addition to two existing cabinet signs that are part of the signage template for all buildings in the park.

Mr. Brant asked if staff had heard from any neighboring property owners regarding the requested variance. Ms. Zempter said no comments had been received. Mr. Brant asked how the signage would be illuminated. Mr. Sommerfelt said the individual channel letters would be internally illuminated by LED lights.

Ms. Reisling asked if any other tenants of the park had similar signage. Mr. Sommerfelt said that all of the buildings had rectangular cabinet signs like the existing ones on the subject building. He explained that the cabinets were used for tenant identification or, when the spaces are vacant, for leasing information.

Mr. Little noted that the proposed sign measures 34 feet, 2 inches, by 6 feet. He asked if the new sign would be introduced to other buildings in the park. Mr. Sommerfelt said that the new logo would be incorporated into new faces for the existing cabinet signs on other buildings, but new channel letters were not proposed for any other building. Mr. Little asked if the new sign would incorporate any moving lights. Mr. Sommerfelt responded that all illumination would be static.

Mr. Vulic, a leasing agent for Prologis told the board that the proposed sign was intended to provide exposure and identification along I-270 for the park as a whole.

Mr. Brant noted that the sign would be oriented toward the freeway and that, because the freeway is elevated, it would not be visible from other properties. Mr. Little asked if there were any

residential properties in the area that would be affected by the signage. Ms. Zempter said that she was aware of no residential properties that would be affected.

Motion was made by Mr. Little to approve the appeal of Bruce Sommerfelt, representing Prologis, 3180-3270 Urbancrest Industrial Drive, for a variance to Section 1145.16(a)(3) of Grove City's Codified Ordinances to exceed the 200-square-foot limit for attached signage by 189 square feet.

Seconded by Ms. Reisling. VOTE: Little, YES; Reisling, YES; Brant, YES. **APPROVED.**

Mr. Little advised the applicant that there is a 21-day period during which the board's approval of variances may be appealed to City Council, and that any work done during that time would be at the applicant's risk.

2.) 2013 meeting schedule

Mr. Little noted that all meetings on the proposed schedule would be the fourth Monday of the month, except May, when the meeting would be moved to the Tuesday immediately following to accommodate Memorial Day. After discussion of the proposed Dec. 23 meeting date, the board reached a consensus that the Thursday prior (Dec. 19) would be preferable to allow for holiday traveling.

Mr. Boso noted that staff had received some questions about the time of the meetings and asked the board member's opinions of a change to the time. After some discussion, the board decided that it would be best to keep the meeting time at 7 p.m. to allow for potential traffic issues for participants coming from other parts of central Ohio.

Motion was made by Mr. Little to approve the 2013 meeting schedule as amended to reflect the Dec. 19 meeting date.

Seconded by Mr. Brant. VOTE: Reisling, YES; Brant, YES; Little, YES.

Mr. Little asked if there was any new business to discuss. Mr. Boso said that proposed changes to the sign code still were being discussed by City Council, the Chamber of Commerce and the administration. Mr. Brant asked what the status was of the board's proposed changes to height and area limits for garages. Ms. Zempter said the proposal had been sent to City Council, but no council member had opted to bring it up for a vote. Mr. Smith noted that the City was in the process of putting together a whole new zoning code. While the process has been ongoing for years, he said, he believes the administration may be ready soon to move forward with something for council's consideration.

Adjournment.

Motion was made by Mr. Little and seconded by Ms. Reisling to adjourn the meeting at 7:23 p.m. VOTE: Brant, YES; Little, YES; Reisling, YES. **APPROVED.**

Harold "Butch" Little, Board Chairman

Christy Zempter, Secretary