

# BOARD OF ZONING APPEALS

## Minutes of Meeting

July 20<sup>th</sup>, 2021

4:30 pm

**Attendance:** Members Dave Lundgren, Chairman; Mike Aeling, Billy Ray and ~~Eddie Williams~~ (absent); Zoning Inspector Shane Howard, Assistant Law Director William Morris, Engineering Clerk Candice Martin.

**Meeting held in person in the second floor conference room of the City Administration Building:** The meeting was called to order by Chairman Lundgren at 4:30 pm. Dave Lundgren, Mike Aeling, Billy Ray were present.

### 1. Minutes from the May 18th, 2021 meeting:

Aeling makes the motion to approve the minutes with Ray seconding. Roll call vote. All are in agreement. Minutes approved.

Chairman Lundgren explains the Board of Zoning Appeals procedures including appellant recourse.

### 2. Alliance Loan Co. – 137 S. Arch Ave. -- Appeal #21-017

Sign variance Sec.1134.06 (c) for 1 additional wall sign

Shane Howard is sworn in: Zoning Inspector, 504 E. Main St., Alliance, OH 44601. Howard explains that this appeal is for an additional wall sign. CJ Signs and Lighting is representing Alliance Loan Co. for the appeal. Sec. 1134.06 (c) states that they are permitted to have two wall signs if a property has a second entrance or is on the corner of two streets. They are therefore permitted to have two wall signs. The section does not state where the second sign has to go. They want to place the second sign between them and the YMCA. That is permitted. The main sign is on Arch Ave. and 60% of the main sign will make up the second sign between them and the YMCA: 4' x 8'. They are asking for the sign variance for the backside of the pawn store which backs up to Columbia St.: 3' x 6' sign.

Lundgren asks about the current signs.

Howard explains that the current wall signs will be removed and replaced.

Howard further explains that the 5' x 10' is the primary sign facing Arch. The face of the building is where one bases the measurements for the secondary sign. The secondary sign can only be 60% of what they are permitted to use on the primary side. A sign with a size of 4' x 8' will be their secondary sign and 3' x 6' is what would go on the other side.

Lundgren clarifies that the 5' x 10' on Arch Ave. and the 4' x 8' on Market St. are permitted so the additional wall sign requested is the 3' x 6' on Columbia St.

Howard replies yes.

Aeling asks if they are also permitted a monument sign in addition to the two wall signs; however, they have nowhere to place one.

Howard replies yes that is correct. Howard explains that there is a pole sign there currently but it is a non-conforming pole. Since it has not been used in over a year it needs to be removed.

Ray says he was going to ask why that pole is still there.

CJ Signs and Lighting mentions that they wanted a pole sign but they could not do one so they had to choose to do it this way instead.

Chris Liebhart is sworn in. He is with CJ Signs and Lighting located at 818 S. Arch Ave., Alliance, OH 44601. Mr. Liebhart is speaking on behalf of the applicant. Mr. Liebhart explains that they want to put the 3' x 6' sign on the North side of the building for a couple of reasons. Firstly, there is nowhere to put a monument sign. Secondly, the City does not allow a sign to protrude and hang off of the building so it can be seen both North and South. For this reason, when a driver passes on Arch Ave., unless they look right at that moment they will miss the location they are looking for. Mr. Liebhart adds that the sign is only 3' x 6' so it will be pretty small.

Lundgren states that the wall sign on Columbia is on the South side of the building.

Mr. Liebhart replies yes and corrects himself to say it is the South side of the Building. Not the North side.

Ray asks how they are to be illuminated.

Mr. Liebhart replies LED lighting in the interior.

Lundgren asks if there is anyone else to speak in favor or in opposition. – No one else comes forward. Declares this public portion of the meeting now closed.

#### Board Members Begin Discussion

Aeling doesn't think it is out of line as far as adding the third sign there. He adds that they cannot have a monument sign and it is not that large.

Ray says that his only issue was why the pole was still out there.

Aeling asks if they are removing the pole.

Mr. Liebhart says he is cutting the pole down to about 48 inches and painting it yellow because there is a cement block there and someone will hit it with their car otherwise.

Aeling makes the motion to approve a third sign. Ray seconds. Roll call vote. All in favor. Motion passes.

#### **5. Other Business**

Howard mentions that today is the start of the clock for Mr. Patrick's shipping container located at 1317 S. Rockhill Ave.

Mr. Morris suggests a copy of the minutes be sent to him.

Lundgren agrees. He says in the last meeting's minutes it states Mr. Patrick will have 30 days to appeal from the time the minutes from that meeting are approved. He feels that a copy should be sent to him and the notification so he knows that time period.

Howard also mentions there will be four or five items on the agenda next month.

Lundgren says that we are probably still in a pandemic period. It terms of the number of chairs he questions whether there will be enough room in the hall. He also questions whether we should only allow the applicant and anyone speaking on that application in at a time.

Mr. Morris mentions that the Planning Commission is still meeting at the Firehouse Theater.

Lundgren says that they had talked about coming to the conference room and he had previously made a comment that there is seldom a crowd and now with the second meeting there will be five items. Maybe we will have a crowd. Lundgren further says that if our Administration or Mayor wants to have it over at the Firehouse or somewhere else he is perfectly happy either way. He doesn't feel uncomfortable personally but wants to do the right thing whatever that is.

Howard responds that he will talk to the Mayor and find out how they would like them to handle it.

Ray mentions that it was brought up a couple of meetings ago that there might be another member.

Howard answers that it fell through. Covid 19 has slowed things down a lot. They are trying to find someone that meets the criteria.

Lundgren says that the BZA will hang in there as long as they can. It is fine as long as there is a quorum but if more than one person is absent there will not be a quorum. It is also nice to have more members looking at the same facts and having different ideas.

The meeting adjourned at 4:47 pm.

Respectfully Submitted by:

Candice Martin

Engineering Clerk