

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: Thursday, February 27, 2014**

Regular Meeting

Board Member Kelly Reisling called the Board of Zoning Appeals regular meeting to order at 7:04 p.m. at the Grove City Municipal Building, 4035 Broadway.

Roll was called and the following members were present:

John Brant

Kelly Reisling

George Holinga

Staff present: Chief Building Official Mike Boso, Director of Law Stephen Smith, Planning and Zoning Coordinator Laura Scott.

Also present; Donald Plank, applicant for Ohio Health, Gary Richards and Rick Dunning also representing Ohio Health, David L. Keister, representing Che Yuan Hsu property owner, 2040 Stringtown Rd.

- 1) All representatives addressing the Board were sworn in at this time.
- 2) Ms. Reisling moved to approve the minutes of the previous meeting as written; seconded by Mr. Brant.

VOTE: Brant, YES; Reisling, YES, Holinga, YES - **APPROVED**

- 3) Ms. Reisling asked for nominations for the 2014 chair of the Board of Zoning Appeals.

Mr. Brant nominated Ms. Reisling as chair; Mr. Holinga seconded the motion.

A vote was taken on the nomination of Ms. Reisling as the 2014 chair of the Board of Zoning Appeals.

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

The Chair moved into the agenda items.

Hear the appeal of Donald T. Plank, representing Ohio Health, 2030 Stringtown Rd. for a variances to

- a) Section 1145.16 (e) (2) of Grove City's Codified Ordinances to place a sign within 4.5 feet of the adjoining lot line, and
- b) Section 1145.13 to place a sign within the right-of-way of Stringtown Rd.

Mr. Plank addressed the group on behalf of Ohio Health explaining the lack of frontage along Stringtown Rd and the limited frontage on Gantz. He pointed out that in order to reach the Ohio Health Urgent Care facility motorists must use one of two shared curb cuts. The first, along Gantz Rd. is owned by Grove Medical and leased to Ohio Health. The second access point is on property owned by Mr. Hsu (2040 Stringtown Rd.). Both access roads are shared with adjacent property owners and businesses.

The first variance request refers to signage on Gantz Rd. The private property along Gantz is 42 feet wide with about 32 feet of driveway pavement and a narrow 10 foot strip of lawn available to place a sign. Because the lawn area is the entire width of the total required setback, they are asking to reduce the required setback from the adjacent property line to 4.5 feet in order to set the sign back a safe distance from the pavement. He estimated the Aldi sign was about 30 feet in height and that the proposed sign at 8 feet in height would not conflict with it. The second request refers to placing signage in the right-of-way along the east side of the access road. Because Grove Medical/Ohio Health has no frontage on Stringtown Rd. there is no place to install an entrance sign in compliance with the code.

Referring to the variance request for Gantz Rd., the Chair asked for questions from the board. Mr. Brant requested that contact from the adjacent property owner Aldi, be entered into the record. Ms. Scott stated that Russ White of Aldi Inc. telephoned and emailed his concern with the site plan provided by the applicant that it may not be accurate and that the lawn area may be closer to 5' instead of 10'. However, he would support the sign if a survey was completed to insure the sign would be 4.5ft from his property line. Mr. Brant asked Mr. Plank if he had talked with White and was aware of this challenge. Mr. Plank said he had not talked with White but was aware of the challenge and would have a survey completed to insure proper placement of the sign. Mr. Plank stated he understood this was the stipulation if the variance was granted. He also indicated he did not think the Aldi site had been built per plan.

Mr. Holinga suggested it might be helpful to have an arrow on the sign. Mr. Plank agreed. Ms. Reisling asked if the sign would be illuminated and landscaped. Mr. Plank said yes and that the landscaping was part of staff's recommendations which he fully accepted.

The Chair moved to the proposed sign on Stringtown Road- Item B. Mr. Plank explained that visitors have difficulty locating the entrance access on Stringtown Rd. They are requesting a sign in right-of-way because they have no frontage. The sign is not illuminated, and low enough not to compete or conflict with the business signs on Stringtown Road. He recognizes the sign can be removed at any time and that it must be approved by the Safety Director. This is not advertising but necessary to help motorists find the entrance when urgent care is needed.

Referring back to the Gantz Rd. sign, Mr. Brant asked about Work Health being included on this sign and if staff considered it an issue. Ms. Scott indicated the sign was for a related business located 30 feet away across the access road on the adjoining parcel. Mr. Brant asked how many people use Ohio Health each day. Gary Richards, representing Ohio Health stated this was one of Ohio Health's busiest location with 42 patients a day and open until midnight due to the demand. It is a challenge finding it especially at night. Occasionally they get patients who really need emergency services and have to call for a squad or transport units who will benefit as well.

A discussion on placing the sign on the other side of the access road and adding an arrow ensued. Rick Dunning, Sr. Vice President of Real Estate and Construction for Ohio Health said they would like to have an arrow but were being respectful of the sign area they have to work with.

David Keister, Attorney representing Mr. & Mrs. Hsu presented the east and west views pointing to items that are distractions from the Sogo sign. He objected to a sign in the right-of-way as most businesses are not permitted to have signs in right-of-way. There is also a bus shelter that interferes with Sogo sign and trees. Mr. Brant felt the sign was least intrusive to Sogo where it was being proposed. Keister would like to see it on the other side of the access road and felt that given the fact that it is one of the busier facilities, that implies people are finding it.

Ms. Reisling asked Mr. Boso what signs are currently in the right-of-way in this area. Mr. Boso stated only street signs and a small black and white sign for Ohio Health. If this sign was approved, the small sign would come down. There was discussion by the board and staff on whether moving the sign west of the access road closer to Fazoli's would be more visible and accomplish the same objective. In any case, the sign placement is contingent upon approval from the Safety Director.

Mr. Keister added Mr. Hsu had been in negotiations with the prior owner of the shopping center where Ohio Health now stands to lease some signage on the lot. Ms. Reisling asked for other comments from the board.

Motion was made by Ms. Reisling to grant appeal to section 1145.16 (e) (2) of Grove City's Codified Ordinances to place a sign with 4.5 feet of the adjoining lot line, with the condition that the sign placement is in fact 4.5 feet from adjoining lot line(verified by a survey); Seconded by Mr. Brant.

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

Motion was made by Ms. Reisling to grant the appeal to Section 1145.13 to place a sign within the right-of-way of Stringtown Rd.

Mr. Brant seconded, then proposed an amendment to add approval by the Safety Director. Law Director Mr. Smith indicated the amendment was not necessary. Brant withdrew the amendment to the motion.

VOTE: Brant, YES; Holinga, YES; Reisling, NO. **APPROVED.**

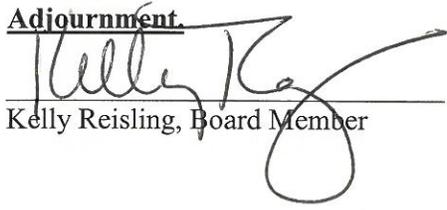
Ms. Reisling advised the applicant both items are approved however there is a 21-day period during which the board's approval of variances may be appealed to City Council.

Ms. Reisling asked if there was any new business to discuss, and none was indicated.

Motion was made by Ms. Reisling and seconded by Mr. Brant to adjourn at 7:44pm.

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

Adjournment.



Kelly Reisling, Board Member



Laura Scott, Secretary