

**City of Grove City  
BOARD OF ZONING APPEALS  
MEETING MINUTES  
FOR: April 26, 2010**

**Regular Meeting**

Board Member Harold “Butch” Little called the Board of Zoning Appeals regular meeting to order at 7:04 p.m. at the Grove City Municipal Building, 4035 Broadway. Present were: Board Members Harold “Butch” Little, John Brant and Jeff Davis; Planning and Zoning Coordinator Christy Zempter; Chief Building and Zoning Official Michael Boso; and Asim Haque of Schottenstein, Zox & Dunn, representing the City. Also present was: Pete Scantland, representing Huntington National Bank, 2227 Stringtown Road.

*Motion* was made by Mr. Brant to approve the minutes of the January 25, 2010, regular meeting.

**Seconded by Mr. Davis. VOTE: Brant, YES; Little, YES; Davis, YES. APPROVED.**

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

- 1.) **Hear the appeal of Pete Scantland, representing Huntington National Bank, 2227 Stringtown Road**, for a variance to Section 1145.23 of Grove City’s Codified Ordinances to display on a commercial lot two banners that exceed the 40-square foot area limit for public and semi-public signs by up to 585 square feet for up to four months beyond the 30-day time limit.

Mr. Scantland addressed the board, explaining that the proposed banners would contain information about Pelotonia, a bicycle race organized to raise funds for cancer research at the Ohio State University James Cancer Research Center. He said that the banners were part of a comprehensive marketing strategy to balance the goal of generating awareness with the need to reserve as much money as possible for the research.

Mr. Scantland said that Huntington National Bank had joined the effort this year as a major sponsor of the event, and had agreed to allow signage on several of their buildings throughout central Ohio. He added that efforts to gain zoning approval for the signs in several communities were ongoing and that he expected them to be displayed in Upper Arlington, Gahanna, several portions of Columbus and other municipalities.

Mr. Scantland said a survey of home ZIP codes of participants in last year’s race revealed that several were from Grove City and organizers wanted to target this area to create additional awareness of the event.

While he acknowledged that his request was unusual, he explained that the appearance of the banners is very noncommercial in nature and tastefully designed to promote a good cause. He said the banners would be constructed of a perforated mesh material that can be easily removed with no effect on the building and is not visible from inside the building.

Mr. Brant noted that two different code sections were referenced in the application and asked if two variances would be required. Ms. Zempter responded that while some issues were repeated in other areas of the code, Section 1145.23 addressed all issues related to the proposed banners, and a single variance to that section would suffice.

Mr. Davis asked if the signs would be lit, and Mr. Scantland responded that no illumination would be added. Mr. Little noted that existing ground illumination would light the proposed banners.

Mr. Little asked why two signs were being requested. Mr. Scantland said the goal of the two signs is to reach traffic traveling in both directions.

Mr. Davis asked if neighboring property owners were notified of the proposal. Ms. Zempter responded that letters were sent to all adjacent property owners and that a public notice had been published in The Grove City Record prior to the meeting, and that no responses had been received.

Mr. Little asked if these would be the only signs for the event within Grove City. Mr. Scantland said that to the best of his knowledge they would be.

Mr. Little asked why the sign proposed for the curved area of the building was so large. Mr. Scantland said the size was necessary to make the information legible from Stringtown Road. Mr. Little asked if parked cars would affect the visibility of the information at the bottom of the sign. Mr. Scantland said that even with cars parked in the area, the date and name of the event wouldn't be hidden. Mr. Little asked if the sign could be smaller on that face and elevated to cover just the second-story windows. Mr. Scantland said it might be possible to consider that, but he thought that as you approached the building, the sign might be obscured.

Mr. Brant asked if such a change would increase costs. Mr. Scantland said the materials had not yet been ordered, so any difference in cost would be negligible.

**Motion** was made by Mr. Little to approve the appeal of Pete Scantland, representing Huntington National Bank, 2227 Stringtown Road, for a variance to Section 1145.23 of Grove City's Codified Ordinances to display on a commercial lot two banners that exceed the 40-square foot area limit for public and semi-public signs for up to four months beyond the 30-day time limit, with the stipulation that the sign on the front rotunda be reduced in size for display on the second-story windows only.

Mr. Davis asked what would happen if the motion were not seconded. Mr. Haque explained that the motion would be null and void and another motion could be proposed. He added that if the motion were seconded, further discussion would be permitted prior to the vote.

**Seconded by Mr. Davis.**

Mr. Davis said he wanted to ensure that the proposed change is workable for the applicant. Further discussion revealed that Mr. Scantland had been confused about which sign Mr. Little was referring to, and he was concerned that limiting the size of the larger sign might not leave enough room for the artwork of the cyclist, which is a branding element for the project.

Mr. Brant said he didn't have a problem with the applicant's original proposal.

Mr. Little withdrew his motion with Mr. Davis' agreement.

**Motion** was made by Mr. Little to approve the appeal of Pete Scantland, representing Huntington National Bank, 2227 Stringtown Road, for a variance to Section 1145.23 of Grove City's Codified Ordinances to display on a commercial lot two banners that exceed the 40-square foot area limit for public and semi-public signs by up to 585 square feet for up to four months beyond the 30-day time limit.

**Seconded by Mr. Davis. VOTE: Little, YES; Davis, YES; Brant, YES. APPROVED.**

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

Mr. Little asked if there was any other new business, and none was indicated.

**Adjournment.**

***Motion*** was made by Mr. Brant and seconded by Mr. Davis to adjourn the meeting at 7:25 p.m.  
VOTE: Davis, YES; Brant, YES; Little, YES. **APPROVED.**

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Harold "Butch" Little, Chairman

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Christy Zempter, Secretary