

**BOARD OF ZONING APPEALS
MOTION SUMMARY
September 11, 2019**

ITEM 1. Roll Call

Chairman Dick called the meeting to order at 6:30 p.m.

Members Present: Beth Fisher, Adam Vaughn, Todd Daughenbaugh (arrived at 6:32 p.m.), Vice-Chairman Paul Junk, and Chairman Matt Dick

Member Absent: Robert Whitmore and Councilman George Hellinger

Staff Present: Jordan Selmek, Zoning Officer and Lance Schultz, Zoning Administrator

Motion to Excuse: Vice-Chairman Junk motioned to excuse Councilman Hellinger and Mr. Whitmore, seconded by Mr. Vaughn. Motion approved by a 4-0 vote.

ITEM 2. ELECTION OF OFFICERS

A. Chairperson

Motion: Mr. Junk motioned to nominate Mr. Dick as Chairperson, seconded by Ms. Fisher. There were no other nominations, and Mr. Dick accepted the nomination. Motion approved with a 4-0 vote.

B. Vice-Chairperson

Motion: Mr. Vaughn motioned to nominate Mr. Junk as Vice-Chairperson, seconded by Ms. Fisher. There were no other nominations, and Mr. Junk accepted the nomination. Motion approved with a 4-0 vote.

ITEM 3. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on July 10, 2019, as recorded and transcribed.

Motion: Vice-Chairman Junk moved to approve the Motion Summary for the Board of Zoning Appeals held on April 10, 2019 meeting, seconded by Ms. Vaughn. Motion approved by a 4-0.

Mr. Daughenbaugh arrived at 6:33 p.m.

Chairman Dick swore in the following participant from the public throughout the meeting:

Sarah Stuntz
Ohio Wesleyan University
446 North Washington Street
Delaware, Ohio

Carl & Jennifer Reida
The Dipped Donut
256 South Sandusky Street
Delaware, Ohio

Paul Magee
Letter Graphics Inc.
5237 14th Street
Canton, Ohio

ITEM 4. REGULAR BUSINESS

- A. 2019-1913: A request by Ohio Wesleyan University for approval of a sign variance to Zoning Code Section 1165 for the Delaware Entrepreneurial Center at 70 South Sandusky Street on approximately 0.388 acres and zoned PO/I (Planned Office/Institutional District).

Mr. Schultz reviewed the location of the building and signage request. He discussed the size and scale of the sign and that the 2 ½ additional square feet of signage was requested due to the many words that will be used on the sign.

Ms. Fisher requested information if the sign will be illuminated at night and was informed by staff that the sign is to be illuminated.

APPLICANT:

Paul Magee
Letter Graphics Inc.
5237 14th Street
Canton, Ohio

Sarah Stuntz
Ohio Wesleyan University
446 North Washington Street
Delaware, Ohio

Motion: Ms. Fisher moved to approve 2019-1913, along with all staff conditions, finding beyond a reasonable doubt that the decision factor necessary for approval of a variance according to Chapter 1128 of the Planning and Zoning Commission are met, with the staff conditions as noted, seconded by Mr. Vaughn. Motion approved by a 5-0 vote.

- B. 2019-1941: A request by Carl & Jennifer Reida for approval of a sign

variance to Zoning Code Section 1165 for The Dipped Donut at 256 South Sandusky Street on approximately 0.75 acres and zoned B-3 (Community Business District).

Mr. Selmek discussed the location and zoning of the building. He provided information to the Commission regarding the request. This site was developed prior to current standards and he discussed that to comply to current standards it would cause hardship in loss of parking space and potential danger for incoming traffic. He provided a rendering of the proposed sign and informed the Commission that the sign will be illuminated.

APPLICANT:

Carl & Jennifer Reida
The Dipped Donut
256 South Sandusky Street
Delaware, Ohio

The Applicants voiced no concerns regarding staff conditions. Mr. Schultz discussed their temporary sign approval.

Motion: Vice-Chairman Junk moved to approve 2019-1941, along with all staff conditions, finding beyond a reasonable doubt that the decision factor necessary for approval of a variance according to Chapter 1128 of the Planning and Zoning Commission are met, with the staff conditions as noted, seconded by Ms. Fisher. Motion approved by a 5-0 vote.

ITEM 5. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: October 9, 2019.

ITEM 7. ADJOURNMENT

Motion: Vice-Chairman Junk moved to adjourn the Board of Zoning Appeals meeting, seconded by Mr. Vaughn. The Board of Zoning Appeals meeting adjourned at 6:45 p.m.



Matt Dick, Chairman



Elaine McCloskey, Clerk