

City of Norton
BOARD OF ZONING & BUILDING APPEALS
Tuesday, June 16, 2009

The Board of Zoning & Building Appeals (BZA) convened for public hearings in Council Chambers at the Safety Administration Building. Chairman Todd Bergstrom called the meeting to order at 6:00 p.m.

I. ATTENDANCE:

PRESENT: Todd Bergstrom, Bill Helmick, Michael Droppleman, Nick Genis, Angie Wells

ABSENT: Tom Ocepek

ALSO PRESENT: Pat Ryan-Zoning Inspector, Russ Arters-Supt. of Building and Zoning

II. SWEARING IN:

Chairman Bergstrom asked anyone who wanted to speak on the issues before the Board of Zoning Appeals to stand and repeat the oath after him.

III. PUBLIC HEARINGS:

- 1). **PC Application A4-2009**
Regarding the property known as:
2257 Wadsworth Road/PPN 4602973, Norton, Ohio 44203
Englefield Oil Co., F.W. Englefield, B.B. Englefield, Owners
Rodger Kessler-Kessler Sign Co, Agent
Requesting a 35sq. ft. Variance from Section 1289.06(a)(2)(C) for sign area,
Requesting a 10ft. Variance from Section 1289.06(a)(2)(C) for sign height, and
Requesting a 8.5ft. Variance from Section 1289.06(a)(2)(D) for setback from right-of-way
[To construct a new pole sign at 60sq. ft., 15ft. high and 6.5ft. from the right-of-way.]

Chairman Bergstrom convened the Public Hearing for Application A4-2009 and asked the Applicants to come forward and present any additional information.

Mr. John Gordon with Englefield Oil Co. stated they are changing the current Duke and Duchess to BP and would like to install a new sign that would be smaller in width, shorter and further from the road than the existing pole sign.

Chairman Bergstrom referred to the pictures that Kessler Sign Company provided. Mr. Genis asked if the 35sq. area calculation included the 3ft. base or if it was for the colored portion of the sign. Mr. Kessler responded it was just for the upper portion, not the base. Mr. Genis asked if the sign at the BP station on Cleveland Massillon and I-76/224 was the same size. Mr. Gordon said it is not their station, however, he believes the sign at the freeway is much larger, but it is similar in design. Mr. Gordon said the highway sign also has the price of diesel fuel, which would make it bigger. Mr. Genis asked if they had looked at the visibility for vehicles pulling in and out of the station. Mr. Gordon and Mr. Kessler both stated they had. Mr. Gordon further stated the new sign is actually set back farther from the road than the existing sign. Mr. Bergstrom asked about the base and Mr. Kessler stated it was actually just a shroud that is just there to clean up the pole and give it the appearance of a monument sign. Mr. Bergstrom asked if the sign could be put in without that shroud in case there was a safety or sight issue. Mr. Kessler stated yes. Mr. Gordon suggested they could take the sign up to the existing sign height of 18ft. and Mr. Kessler

stated he did not feel the City wanted that and stated that if you consider where the curb cut is they can easily stack a car there. Mr. Arters stated he felt there was more of a visibility problem with the portable signs that come and go than anything. Ms. Wells asked if the road were ever widened there would not be enough room for the sign. Mr. Arters stated there are currently 3 lanes at that point and there are no plans to widen the pavement that he knows of.

Chairman Bergstrom asked if the Board had any more questions. Mr. Helmick stated the drawings the Applicant provided were very nice and gave a clear picture of what they wanted to do.

Chairman Bergstrom asked if there was anyone in the audience who wanted to speak for or against the Application. No one came forward.

Chairman Bergstrom called for a motion. Mr. Genis made a motion to approve the variances for Englefield Oil Company at 2257 Wadsworth Road/PPN 4602973 for a 35sq. ft. variance from Section 1289.06(a)(2)(C) for sign area, a 10ft. variance from Section 1289.06(a)(2)(C) for sign height and a 8.5ft. variance from Section 1289.06(a)(2)(D) for setback from right-of-way to construct a new pole sign at 60sq. ft., 15ft. high and 6.5ft. from the road right-of-way for the following reasons: (1) the new sign is consistent with the owners current business practices, (2) the new sign is consistent with other signs in the area and (3) the removal of the existing sign also compliments the area. Mr. Helmick seconded the motion. **ROLL CALL: Ms. Wells-Yes, Mr. Helmick -Yes, Mr. Droppleman-Yes, Mr. Genis-Yes, Mr. Bergstrom-Yes. Motion passed 5-0.**

Chairman Bergstrom thanked the Applicant.

IV. OLD BUSINESS:

Chairman Bergstrom asked if there was any Old Business, there was none.

V. NEW BUSINESS:

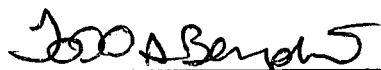
Ms. Ryan stated they will have a Home Occupation Application for their July 21 meeting. Chairman Bergstrom asked if there was any other new business. There was no other New Business.

VI. CONSIDERATION OF MINUTES:

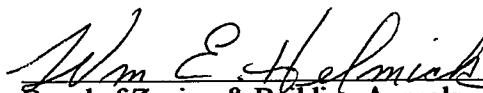
Chairman Bergstrom asked if there were any corrections or additions to the minutes from May 19, 2009. There were none. Mr. Helmick made a motion to approve the minutes of April 21, 2009 as written. Mr. Droppleman seconded the motion. **ROLL CALL: Ms. Wells-Abstain, Mr. Helmick-Yes, Mr. Droppleman-Yes, Mr. Genis-Yes, Mr. Bergstrom-Yes, Motion passed 4-0-1. The minutes were appropriately processed.**

VII. ADJOURNMENT:

Chairman Bergstrom announced the next meeting was scheduled for Tuesday, July 21, 2009, at 6:00 p.m. There being no further business before the Board, the meeting was adjourned at 6:25 p.m.



Board of Zoning & Building Appeals
Chair/Vice-Chair



Board of Zoning & Building Appeals
Vice-Chair/Member

7/21/09
Date