

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
May 10, 2021 Regular Meeting – 6:30p.m.

Chairman Frank Kath called the regular meeting to order at 6:30 p.m. on Monday, May 10, 2021, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: JoAnne Boston, Lisa Brady, Jenine von Krumreig and Jim Shaffer.

Also in attendance: Erik Engle, Planning and Zoning Manager and Christine Gibboney, Administrative Assistant. Mike Spafford, Assistant to the City Manager joined the meeting in progress.

Chairman Kath welcomed those in attendance and reviewed the meeting format.

Adoption of Minutes: (3-18-21 & 4-12-21)

Motion by Ms. Boston to approve the minutes of March 18 and April 12, 2021 as presented. Motion seconded by Ms. von Krumreig. All in favor, motion passes and minutes approved.

Verification of Required Notice Period

In response to a question by Mr. Kath, Mr. Engle confirmed that notices were mailed to all affected property owners within 100' of the property appearing on the agenda on 5-3-21.

Swearing In: Mr. Kath swore in those in attendance wishing to testify before the Board on the case appearing on the agenda

Old Business

120 Ohio Street (Christ Episcopal Church) - Parcel # 42-68008.000: Five (5) variances for proposed wall and ground signage.

Project description from staff summary:

The applicant is seeking a use variance to allow for a wall sign in an R-2 district and three variances for a second ground sign. This is a continuation of a tabled case from the September 12, 2011 BZA Meeting. As proposed, five variances would be required:

- Wall sign use variance (Wall signs are not permitted in R-2 Zones per Section 1127.04 Permitted Uses)*
- Ground sign use variance (Maximum number permitted in R-2 Zones – Code does not explicitly allow ground signs outright; 1 per subdivision per Schedule 1129.05(d) in the Sign Regulations)*
- 5.5 sq. ft. size variance (Maximum area – limited to 8 sq. ft. per Schedule 1129.05(d) in the Sign Regulations)*
- 5 ft. setback variance (Minimum setback from ROW – 7 ft. per Schedule 1129.05 (d) in the Sign Regulations)*
- Variance for internally lit ground sign – prohibited in single and two-family residential districts*

Mr. Engle referenced the summary and noted this case had been tabled in 2011. He reviewed the application for the proposed wall and ground signage, explaining the wall signage requires a use variance, and the ground sign would require size, setback, and number of signs allowed variances. He referenced a change from the summary; noting that neither sign will be illuminated, therefore, the board would have a total of four (4) variances to consider.

Applicant/Owner Statements

Ed Asher, 317 Chevy Drive, Treasurer of the board for Christ Episcopal Church and Father Mike Floyd were in attendance. In response to Ms. von Krumreig as to why the church would not want a double-sided sign on Ohio Street, Mr. Asher reviewed the proposed signage; explaining that in previous meetings there were numerous objections from neighbors relative to signage on Ohio Street. He stated that neighbors opposed having views blocked and also objected to illumination. He explained the need now with Covid, to be able to communicate with the public via a message board and noted that while the ground sign on Park Street would have the capacity to be internally illuminated, but it would not be illuminated as proposed. Mr. Asher noted this is the only church in Huron without signage. Father Floyd referenced the original proposed signage didn't fit with the cosmetic of the church and at this time the church is really looking for a way to communicate. A discussion ensued regarding the placement of the ground sign on Park Street as proposed, versus having the sign on Ohio Street which members noted has more visibility. Father Floyd and Mr. Asher explained the congregation does not want the sign on the corner of Ohio Street, referencing both the past reaction from neighbors and the belief it would detract from the historic look if the ground sign was on Ohio Street. Mr. Asher noted that he has received approval from the board for the purchase of the wall signage, but not for the ground sign on Park street at this time. Members reviewed the size of the signs and noted they would have issue with illumination. With no further questions or discussion, Mr. Kath closed the public hearing at 6:54pm.

Motion by Ms. Brady to approve the use variance for the wall signage as proposed. Motion seconded by Ms. Boston, with the condition that the signage would not be illuminated. Roll call on the motion:

Yeas: Shaffer, Boston, Kath, Brady, von Krumreig (5)
Nays: (0)

With three or more votes in the affirmative, the motion passes, and use variance approved for wall signage with the condition that it not be illuminated. It was noted that in the future, should the church wish to illuminate, the request would come back to the BZA.

Motion by Ms. von Krumreig to approve the variances for the ground signage on Park Street as presented with the condition that the signage would not be illuminated. Motion seconded by Ms. Brady, with the condition that the signage would not be illuminated. Roll call on the motion:

Yeas: Shaffer, Boston, Kath, Brady, (4)
Nays: von Krumreig (1)

With three or more votes in the affirmative, the motion passes, and variances approved for the ground signage as submitted with the condition that it not be illuminated.

New Business

**1608 Sawmill Parkway (Ardagh Metal Beverage Company) - Parcel # 42-02021.000
Variance request for two (2) commercial signs along Route 2 for a period of one (1) year.**

Project description from staff summary:

The applicant is requesting three variances for ground signage to be posted on site for one calendar year. Due to the limited length of time set in the temporary sign regulations (30 days), the proposed sign is more aligned with the ground sign regulations. As proposed, the following three variances would be required:

- Two-sign variance (Maximum number permitted – 1 per lot per Schedule 1129.05(d) in the Sign Regulations)*
- 240 sq. ft. size variance (Maximum area – limited to 80 sq. ft. per Schedule 1129.10(f) in the Sign Regulations)*
- 4 ft. height variance (Maximum height – 8 ft. per Schedule 1129.05(d) in the Sign Regulations)*

Mr. Kath called the public hearing to order at 6:58pm. Mr. Engle reviewed the application for the two proposed temporary signs to be located along Route 2 for a period of one year advertising employment at Ardagh. He explained the signage has received preliminary approval by the DRB. Mr. Engle referenced the summary, noting the variances that would be required for the two proposed signs which include the number of signs, square footage, and height variances.

Applicant/Owner Statements

Shaun Ensign of Legacy Sign Group. Mr. Ensign reviewed the dimensions and locations of the proposed signs and noted the request to allow signs to remain in place for one calendar year. He asked for consideration to leave the support poles in place following removal of the signs in the event of future use. He noted these are single sided banners and the locations are approximate as there are many trees in the area. Members reviewed the locations.

With no further questions or discussion, Mr. Kath closed the public hearing at 7:05pm.

Motion by Ms. von Krumreig to approve the two-sign variance as submitted. Motion seconded by Ms. Boston. Roll call on the motion:

Yeas: Shaffer, Boston, Kath, Brady, von Krumreig (5)
Nays: (0)

With three or more votes in the affirmative, the motion passes, and variance to allow for two signs approved as submitted.

Motion by Ms. Boston to approve the 240sq.ft. size variance for the two signs as submitted. Motion seconded by Mr. Shaffer. Roll call on the motion:

Yeas: Shaffer, Boston, Kath, Brady, von Krumreig (5)
Nays: (0)

With three or more votes in the affirmative, the motion passes, and 240sq. ft. variances for the two signs approved as submitted.

**Motion by Ms. Brady to approve the 4' height variance for the two signs as submitted.
Motion seconded by Ms. Boston. Roll call on the motion:**

Yeas: Shaffer, Boston, Kath, Brady, von Krumreig (5)
Nays: (0)

With three or more votes in the affirmative, the motion passes, and 4' height variances for the two signs approved as submitted.

104 Rose Ave (Mark & Sarah Link) - Front-yard setback variance for a wrap-around front porch.

Project description from staff summary:

The applicant is requesting a variance for a front setback. The applicant would like to remove an existing front covered porch and replace it with a new wrap around porch extended along the front façade. The front porch as it stands now is pre-existing and non-conforming.

- *Front-yard setback variance on Rose Ave of roughly 6'-6" for the proposed front porch would be required.*

Mr. Kath called the public hearing to order at 7:08pm. Mr. Engle reviewed the application and the required front yard setback of 6'-6" for the proposed wrap around front porch. Dimensions of the porch were reviewed and it was noted that the proposed porch does not extend out more than the existing porch does.

Applicant/Owner Statements

Pat Murphy of Murphy Construction. Mr. Murphy reviewed the dimensions of the proposed porch and reiterated that the new porch is the same depth as the existing. Members discussed the location of the home on the parcel and Mr. Kath suggested the motion should include the condition that the enclosure of the porch be prohibited.

Mr. Kath closed the public hearing at 7:13p.m.

Motion by Ms. von Krumreig to approve the front yard setback of 6'-6" as submitted with the provision that the porch not be enclosed. Motion seconded by Ms. Boston. Roll call on the motion:

Yeas: Shaffer, Boston, Kath, Brady, von Krumreig (5)
Nays: (0)

With three or more votes in the affirmative, the motion passes, and 4' height variances for the two signs approved as submitted

Staff Report

Mr. Engle commented he is looking forward to working with members and provided a brief background of his experience and employment history. Members welcomed Mr. Engle to the city.

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Shaffer. All in favor, meeting adjourned at 7:15p.m.



Jim Shaffer
Board of Building and Zoning Appeals Secretary

ADOPTED: 6/14/21

JS/cmj