

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
January 11, 2021 Regular Meeting

Chairman Frank Kath called the regular meeting to order at 6:30 p.m. on Monday, January 11, 2021, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: Jim Shaffer, Jenine von Krumreig, JoAnne Boston and Lisa Brady.

Also in attendance: Mike Spafford -Assistant to the City Manager, and Christine Gibboney, Zoning Administrative Assistant.

Adoption of Minutes: (October 12, November 30, and December 14, 2020)

Motion by Ms. Boston to approve the minutes of October 12, November 30 and December 14, 2020 as printed and received. Motion seconded by Ms. von Krumreig. All in favor, motion passed and minutes approved.

Verification of Required Notice Period

In response to a question by Mr. Kath, Mr. Spafford confirmed that notices were mailed to all affected property owners within 100' of the property appearing on the agenda on January 4, 2021.

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

Mr. Kath explained the process/format of the meeting and asked that those in attendance turn off cell phones.

New Business

1608 Sawmill Parkway - Parcel #42-02021.000.: Commercial signage size variances.

Project description from staff summary:

The applicant is proposing the following commercial signage:

Wall Signage-Drawing # SE-0101-1A: single face sign, internally illuminated with one set of channel letters and logo. The sign will be 6' tall by 22' wide for a total of 132sf. Section 1129.04 Appendix A of the signage code regulates a maximum wall sign area of 120sf. The proposed sign would require a size variance of 12sf (120sf allowed, 132sf proposed)

Wall Signage- Drawing #SE-0101-1B: single face signs, internally illuminated with one set of channel letters and logo. The signs will be 8' tall by 36' wide for a total of 288sf. Section 1129.04 Appendix A of the signage code regulates a maximum wall sign area of 120sf. The proposed sign would each require a size variance of 168sf (120sf allowed, 288sf proposed)

Ground Signs (Entrance/Exit)- Drawing # SE-0101-3: two (2) aluminum panel overlays with vinyl copy and logo mounted to existing double face sign to be located at the entrance. The signs will be 3' tall by 4' wide for a total of 12sf. Section 1129.05 (d) specifies a max height for entrance/exit signs at 3' which the proposed signs meet, however, the code specifies a maximum area of 6sf. The proposed signs would each require a size variance of 6sf (6sf allowed, 12sf proposed).

Mr. Kath called the public hearing to order at 6:32p.m. Mr. Spafford referenced the recent purchase of the former IAC facility to Ardagh Metal Beverage USA. He noted the city is working with Ardagh on proposed expansions of the facility and reviewed the details of the proposed wall and ground signage that will require variances to size maximums. He noted none of the variances are significant as related to the size of the facility and as per the staff summary, the recommendation would be to consider the request as three (3) separate variances. Mr. Kath noted his agreement with regard to the format of variance considerations.

Property Owner/Representative: Shaun Ensign, Legacy Sign Group, 7933 W. Hwy 6, Westville, IN
Mr. Ensign reviewed the variances needed for the proposed wall signage: (2 wall signs at 288sq ft, 1 wall sign at 132 sq ft being requested, exceeding the 120 sq. ft. max. and reviewing their locations. He explained the wall signage being proposed was designed to cover the areas where previous IAC signage was, noting that the areas beneath the IAC signs were faded and the proposed new signs will cover these areas. He noted the proposed signs were designed similar to other Ardagh facility signage, are proportioned with regard to the size of the building and visibility from Route 2 was also considered. He confirmed that the channel letters and logo are illuminated. He noted the third variance request is for ground signage (3' x 4' entry/directional signage) which he explained are simply overlays to the existing signage and advised that sometime in the future these may be totally re-designed/replaced.

Ms. von Krumreig referenced her site visit and commented on the massive size of the facility and understanding of the size and placement of the proposed signage as well as confirming the faded areas from the old signage which will be concealed by the new proposed wall signs. A brief conversation between Mr. Kath and Mr. Spafford relative to potential amendments to the code for industrial zoned areas specific to wall signage ensued, and Mr. Spafford noted that this would be a topic that there is still interest in for future amendments.

Mr. Ensign noted the other commercial signage; including a monument sign and two ground signs that will also be proposed, but did not require variances. Mr. Kath inquired about restrictions as to the number of signs. Mr. Spafford noted that there were no limits that would apply.

Audience Comments: None.

Motion by Ms. von Krumreig to accept the wall signage-drawing #SE-0101-1A, as proposed, granting the 12sf size variance. Motion seconded by Mr. Shaffer. Roll call on the motion:

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

Nays: 0

With three or more votes in favor, the motion passes and 12sf size variance approved as presented for the wall sign SE-0101-1A.

Mr. Kath noted that the public hearing should have been closed prior to action. He then closed the public hearing at 6:42p.m.

Motion by Ms. von Krumreig to approve the wall signage-drawing #SE-0101-1B, as proposed, granting the 168sf size variance. Motion seconded by Ms. Boston. Roll call on the motion:

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

Nays: 0

With three or more votes in favor, the motion passes and 168sf size variance approved as presented for the wall signs SE-0101-1B.

Motion by Ms. Boston to approve the ground signs-drawing #SE-0101-3, as proposed, granting the 6sf size variances. Motion seconded by Ms. Brady. Roll call on the motion:

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

Nays: 0

With three or more votes in favor, the motion passes and 6sf size variances approved as presented for the ground signs SE-0101-3.

219 Munsee Place Parcel #48-00170.000: Setback variances for new home construction

Project description from staff summary:

The applicant is requesting variances to reduce the necessary setback from an intersection under ~1121.06 (r) and side setback for two-story homes per ~1123.01(e).

Under ~1121.06(r), structures higher than three (3) feet are not permitted within twenty (20) ft. of adjoining right-of-way line of a traffic intersection. The request would allow for the house to be within fifteen (15) feet of the right-of-way, a reduction of five (5) feet. Under ~1123.01(e), two-story homes must have a side setback of eight (8) feet. The request would allow for the house to be five (5) feet from the side property line, a reduction of three (3) feet.

The parcel under question has an existing, non-conforming house. The applicant is requesting the ability to demolish the existing house to re-build a new home utilizing the above requested variances. The site plan included within the application shows the external boundary of both the existing home and the proposed new home.

Mr. Kath called the public hearing to order at 6:44p.m. Mr. Spafford reviewed the application and staff summary, noting two variances are being requested. He explained the existing house will be demolished and reconstructed which, as proposed would require a reduction of the side-yard setback for a two-story home and a reduction of setback for structures adjacent to an intersection. He referenced the pictures of the existing home and the elevations of the proposed new home within the agenda packet. Mr. Kath referenced this being a corner lot. Mr. Spafford explained that the way that the code applies when dealing with a corner lot and confirmed that this is an existing non-conforming home and since the home is being demolished the matter must come to the BZA for approval.

Mr. Kath referenced the statement received from a neighbor in support of the variance request, and read the statement. (Attached and made part of the minutes) Ms. von Krumreig questioned the property ownership of the person submitting the statement. Mr. Kath referenced the intersection setback was 12' and now it is 15', noting the applicant was being proactive with regard to this corner.

Ms. von Krumreig questioned the format of the application that was submitted. Mr. Kath and Mr. Spafford commented it appears the applicant typed the first page of the application to accommodate additional narrative but the second page was signed and the fee submitted.

Property Owner/Representative: Ed Beer, 315 Wyandot Place. In response to a question by Ms. von Krumreig regarding the positioning of the home and an address change, Mr. Beer confirmed the new home will face Iroquois and noted he understood the address would remain the same. Ms. von Krumreig

inquired about the need for an address change; Ms. Gibboney replied that she did not know if the address had to be changed. Ms. von Krumreig inquired about the existing footprint of the home and Mr. Beer confirmed that they tried to stay within that existing footprint.

Ms. von Krumreig asked Mr. Spafford about an address change, Mr. Spafford noted he did not believe the address needed to change. Mr. Beer noted that there are several homes in Old Homestead that are in a similar situation. Ms. von Krumreig commented she did not believe that the address would not need to change.

Mr. Kath referenced the proposed home being in the footprint of the existing and Mr. Beer commented that they tried to accommodate the radius so that the placement creates no visibility issues at the intersection area and referenced the pictures that he had provided. Mr. Spafford referenced the frontage calculation relative to the new front yard and noted that either way (current front yard or new front yard) it calculated there is a negative buildable footprint on the lot.

Audience Comments: None

Mr. Kath closed the public hearing at 6:55p.m.

Motion by Ms. Boston to accept the side yard reduction for the 2-story home from the 8' required to 5' as presented. Motion seconded by Mr. Shaffer. Roll call on the motion:

Yeas: Shaffer, Boston, Kath, Brady (4)

Nays: 0

Abstain: von Krumreig (1)

With three or more votes in favor, the motion passes and 3' reduction of the side setback approved as presented.

Motion by Ms. Boston to approve the reduction of the setback for structures adjacent to intersection from 20' required to 15' as presented. Motion seconded by Mr. Shaffer. Roll call on the motion:

Yeas: Shaffer, Boston, Kath, Brady (4)

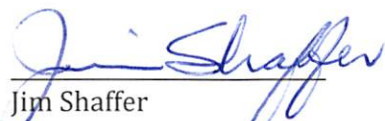
Nays: 0

Abstain: von Krumreig (1)

With three or more votes in favor, the motion passes and 5' reduction to the setback for structures adjacent to intersections approved as presented.

Mr. Kath and members officially welcomed Ms. Brady to the board.

With no further business, motion by Ms. Boston to adjourn, motion seconded by Mr. Shaffer. All in favor, motion passes and meeting adjourned at 6:58p.m.



Jim Shaffer
Board of Building and Zoning Appeals Secretary

JS/cmg

ADOPTED: March 8, 2021