

Board of Zoning Appeals Meeting
September 27, 2007
ZA-06-07

Members/Attendance: X Hank Grover
 X Jim Burgham
 X Al Franceschelli
 X Jim Pluchinsky
 X Maria Rutana
 N/A Bill Custer

Also in attendance: X Bob Monus, Zoning Inspector
 X Michele Richards, Recording Secretary

Hank Grover called the meeting to order at 7:00 p.m.

1st Order of Business:

Hank Grover stated that the first order of business is to approve the minutes from the previous meetings held on May 24, 2007 and July 19, 2007. All members were in favor, the minutes were approved.

2nd Order of Business:

Case #ZA-06-07 – A request by Pete Kohler of TBC Coffee Co., to obtain relief from sign regulations for a building mounted sign for property located at 6541 Clingan Road, known as parcel number 35-022-0-005.00-0, lot 1. Parcel is located in Poland Township, Poland, Ohio, in a (TC) Town Center District.

Items included in packet submitted:

1. Application for Variance
2. Zoning Permit Denial Form
3. Letter of Intent
4. Warranty Deed
5. County Map
6. Property Description

Hank Grover read a letter from Tony Ciccone, property owner of Clingan Court Ltd., stating that he is aware of the relief requested for his building.

Pete Kohler
Owner, TBC Coffee Co.

Kohler stated that the existing canopy signs have been in place since 1992. Kohler is the new tenant taking over the space where AC Tile & Marble showroom was. Mr. Ciccone, the property owner of the plaza, decided to change the canopy signs because they were dated, worn out,

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leaking and causing rust stains on the building. They then realized that the eight feet two inches (8'2") size of the signs did not meet the current sign height requirement of ten feet (10').

The Board discussed the case and made the following motion:

Motion

Jim Burgham made a motion in Case ZA-06-07 to grant the variance requested to allow for the installation of the canopy sign as per the package submitted and also to include the replacement of the building mounted sign. Al Franceschelli seconded the motion.

Voting:

Yes Al Franceschelli
Yes Jim Burgham
Yes Jim Pluchinsky
Yes Maria Rutana
Yes Hank Grover

Motion carried.

3rd Order of Business:

In regard to the above referenced case, the Board agreed to grant a blanket variance for any new businesses of the Clingan Court Plaza for signage on the building.

Motion

Jim Burgham made a motion to grant a variance for the Clingan Court Plaza structure as it exists on this date, to allow for the existing canopy to be used for business signage, provided it continues to conform to the existing architectural style. Jim Pluchinsky seconded the motion.

Voting:

Yes Jim Pluchinsky
Yes Maria Rutana
Yes Al Franceschelli
Yes Jim Burgham
Yes Hank Grover

Motion carried.

Meeting adjourned at 7:28 p.m.

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Submitted by:
Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (6)
Zoning Commission (5)
J. Granitto (1)
File (1)