

**Board of Zoning Appeals Meeting**  
**October 28, 2010**  
**ZA-05-10**

Members/Attendance:       X     Hank Grover  
                                  X     Jim Burgham  
                                  X     Al Franceschelli  
                                  X     Bill Custer  
                                  X     Holly Grant  
                                  N/A  William Hegarty  
                                  N/A  Michael Johnston

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.

**1<sup>st</sup> Order of Business:**

Hank Grover stated that the first order of business is to approve the minutes from the meeting held on September 30, 2010. Jim Burgham made a motion to accept the minutes from the September 30, 2010 meeting. All members were in favor - motion carried.

**2nd Order of Business:**

*Case #ZA-05-10 – A request by Adams Signs representing Alex Downie Family LLC, to obtain relief from sign regulations to erect a pylon sign for PNC Bank, located at 3300 Center Road, known as parcel #35-014-0-008.07-0, lot 10. 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. Letter of Authorization
5. Warranty Deed
6. County Map
7. Property Description
8. Site Plan

**Jessica Herring**  
**Adams Signs**  
**1100 Industrial Avenue, S.W.**  
**Massillon, OH 44648**

Herring stated that as mentioned in the letter of intent by Joe Dick, the bank is located at the bottom of a hill and due to a crest of the hill, the sign cannot be seen. She stated that they are pursuing a variance for the pole sign as well as relief from the pedestal sign.

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Holly Grant asked Herring her relationship to PNC Bank. Herring stated she works for Adams Signs who is representing the bank.

Hank Grover asked if anyone else would like to speak in regard to this case.

**Ed Verbalist**  
**PNC Bank**

Verbalist stated he is a Property Administrator for PNC Bank and works for Joe Dick. He stated that the bank usually tries to replace the pedestal signs because of poor visibility. He stated that the sign is small and hard to see.

Holly Grant asked what the size is of the proposed sign compared to the Burger King sign. Verbalist stated that the Burger King sign is approximately twelve to fourteen (12-14) feet tall and the size of the proposed sign is sixteen feet six inches (16' 6"). Herring stated that the Burger King sign does have a pedestal base.

Bill Custer asked if they are replacing the pedestal sign. Verbalist stated yes, it is the same sign but with a pole instead of the pedestal base.

Holly Grant asked if the proposed location of the sign is the same location as the current sign. Verbalist stated yes, the same location. He stated if they do need to move the sign back, they can because they have the footage.

Hank Grover stated that there is a ten (10) foot utility easement adjacent to the public right-of-way. If the Board would grant the proposed five (5) foot setback instead of the ten (10) foot setback, it would be within the utility easement.

Hank Grover referred to the letter of intent by Joe Dick, which states that *"There are other local businesses that already have pylon (higher profile) signs.* The current zoning regulation is written to allow pedestal signs and to eliminate the pole signs. Grover also stated that Mr. Dick had stated in the letter that the bank is located below the crest of the hill. Grover does not agree with that statement because as soon as you crest the hill, you can see the bank's sign.

Jim Burgham stated that the new zoning regulations were written to eliminate pole signs and no variances have been granted since that time for any pole height. Burgham stated he does not see a hardship to grant the variance for the pole sign. Grover stated that he does not see a hardship either.

There being no further discussion among the Board, the following motion was made:

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***Motion***

*Al Franceschelli made a motion in Case ZA-05-10 to deny the variance request for the pylon sign and the height restriction, due to no hardship or practical difficulty with the current pedestal sign. Jim Burgham seconded the motion.*

**Voting:**

Yes Al Franceschelli  
Yes Jim Burgham  
Yes Holly Grant  
Yes Bill Custer  
Yes Hank Grover

Motion carried.

Meeting adjourned at 7:33 p.m.

**Submitted by:**

Michele Richards/Recording Secretary

cc: Trustees (3)  
Board of Zoning Appeals (7)  
Zoning Commission (7)  
J. Granitto (1)  
File (1)