

Violet Township Board of Zoning Appeals

March 15, 2018

Ms. Schirtzinger called the meeting to order at 7:30 p.m. and roll was called.

Members present: Mr. Dellinger, Mr. Rector, Mr. Collins, Mrs. Cole, Mr. Kluczynski, Mrs. Gillette and Ms. Schirtzinger. Also present were Kelly Sarko, Zoning Inspector and Jenn Huber, Township Legal Counsel were present.

Ms. Schirtzinger swore in those wishing to speak. Ms. Schirtzinger noted for the record that Ms. Sarko had also been sworn in.

Case Number 04-VA-2018

An application for variance filed by Eagle Rock Ministries, 6810 Blacklick Eastern Road, Pickerington. This application seeks variances from the provisions of Violet Township Zoning Resolution Section 3W2(B)(2) to allow a sign for a church to exceed twenty-four square feet in area and Section 3W2(F)(2) to allow the erection of a digital LED sign.

Ms. Sarko reported the property is located on the north side of Blacklick Eastern Road, west of Toll Gate Road. The applicants, Eagle Rock Ministries is seeking to replace their existing sign with 4 x 8 (32 sq. ft.), digital LED sign (electronic messaging center). The proposed sign will be located 60 feet from the centerline of Blacklick Eastern Road and 50 feet from the west parcel line, in the same approximate location as the existing sign.

A variance is required for the digital LED sign (electronic messaging center). Section 3W2(F)(2) states, "No illumination involving movement or causing the illusion of movement by reason of the lighting arrangement or other devices shall be permitted".

As the sign is greater than 24 square feet, a variance from Section 3W2(B)(2) is required. This Section states "Bulletin boards and signs for a church, school, community or other public building shall be permitted provided such bulletin board or sign shall not exceed twenty-four (24) square feet in area per face of the sign, shall not exceed six (6) feet in height from the ground level to its highest point, and shall not have more than two (2) sign faces".

Les Bowling, 7700 Palmer Road said he is the Senior Pastor at Eagle Rock Ministries, 6810 Blacklick Eastern Road. Pastor Shield said Eagle Rock Ministries has been in that area for 21 years and has been at the current location for 11 years. He explained the current sign is wood and cannot say what events are happening at the church. He said they get special signs made for the events. He said the new sign will eliminate the need for special signs and it will be easily seen. He said it would be consistent with the values of Violet Meadows (subdivision) and very user friendly.

He showed the Board the proposed sign and said the sign is from DaNite Sign Company. The sign will be 8' x 4' and will be 2 feet of the ground.

He showed the aerial view/plot plan of the site to the Board that showed the location of the sign on the property. He said the sign will be 60 feet from the centerline of Blacklick Eastern Road and 50 feet from the west property line. It will be in the same approximate location as the current sign.

Mr. Bowling provided the Board reasons why they need the proposed sign. He said they will be having an additional service on Sundays; they have multiple events at the church they would like to announce that they are not able to announce with the current sign; he said they have seminars; increased visibility, the speed on Blacklick Eastern Road makes it difficult to read the existing sign; he said it would be safer as motorists would not strain to read the sign.

He said the sign is a quality, upscale display sign that upholds the standards of Violet Meadows (subdivision).

He noted some of the other features of the proposed sign. Dimming: the brightness can be adjusted. It can be timed to turn off at night. He said there is no need to keep the sign on at night. The sign is programmable. It can be turned off at a predetermined time. He said they want to be good neighbors.

Violet Township Board of Zoning Appeals

March 15, 2018

Mr. Kluczynski asked how long each day the sign would be on. Mr. Bowling said that certain times of the day and it will be shut off at night. Mr. Kluczynski mentioned that a neighbor had concerns about the sign and wanted it to be turned off at night. A discussion ensued about the hours the sign would be turned off, suggesting the sign should be turned off between 10 p.m. and 6:00 a.m.

Mr. Rector asked if he knew how bright the sign was in terms of lumens.

The Board discussed the proposed signage and noted Violet Baptist Church sign. Denise Cole said that sign could have been a little larger.

Mr. Kluczynski asked about the LED panel itself, if it would go end to end and if not the size of the frame.

Ms. Schirtzinger said the Violet Baptist Church sign had a portion that was not changeable. She asked if the proposed sign is wholly changeable. Mr. Bowling confirmed it was and he said that they would generally announce events a week before and they also use Facebook. He said the messages would tell passersby about events. Mr. Bowling said they do not want to over-advertise.

Mr. Kluczynski asked how much of the sign is an LED display verses the frame. Mr. Bowling said approximately 80%.

Mrs. Cole asked where the closest neighbor is located. It was noted the closest neighbor is east of the property and across the street is the oil well.

Mr. Dellinger asked if the sign would advertise church activities such as enrollment for their daycare. Mr. Bowling said they would advertise their daycare and noted that with their 501 (C)(3) they have to be careful about what they advertise.

Mr. Bowling confirmed it is a two-sided sign that can be seen in either direction from Blacklick Eastern Road.

Ms. Sarko noted for the record that Steve Albrecht, 6819 Optimara Drive called her. He is currently in Florida and said that he would appreciate a condition to turn off the sign at night, similar to Violet Baptist Church.

Mr. Kluczynski made the motion to approve Case Number 04-VA-2018 to approve variances from Section 3W2(B)(2) to allow a sign for a church to be 32 square feet and Section 3W2(F)(2) to allow a digital LED sign with the condition that the sign be turned off between 10:00 p.m. and 6:00 a.m. with the condition the sign have only static messages and no scrolling messages.

Mr. Collins seconded the motion. Roll call vote: Mr. Kluczynski, yes; Mr. Collins, yes; Mrs. Cole, yes; Mrs. Gillette, yes; Ms. Schirtzinger, yes. Motion carried.

Case Number 05-VA-2018

An application for variance filed by the Violet Township Fire Department for property located at 8700 Refugee Road, Pickerington, owned by the Violet Township Board of Trustees, 12970 Rustic Drive. This application requests variances from the provisions of Violet Township Zoning Resolution Section 3W2(B)(2) to allow a sign for a public building to exceed twenty-four square feet in area; and Section 3W2(F)(2) to allow the erection of a digital LED sign.

Mike Little, 7679 Laurelwood Drive, Fire Chief, Violet Township Fire Department, 8700 Refugee Road. Chief Little explained the sign would be the same size sign as they currently have. It will be the same height and same width.

He explained the portion of the sign that reads Violet Township Fire Department and the Maltese Cross area will be backlighted and the digital portion of the sign is smaller than the previous case, is capable of five lines of text depending on the height of the letters.

Violet Township Board of Zoning Appeals

March 15, 2018

Chief Little said the sign has the ability to scroll but it will not scroll. He said it is their plan for the digital portion of the sign to be turned off at night and agreed the digital portion would be turned off between 10:00 p.m. and 6:00 a.m. Chief Little explained the sign itself would remain on at night. He said the sign would be in the same location as their existing sign.

There was a discussion about the height of the sign. He said the existing sign is currently taller than 6'3" and the sign has been there for 21 years. He said the sign would not be taller than 6 feet.

In addition to notifying the public about Fire Department messages, Chief Little said it would also be used for township messaging purposes such as notices for electronic recycling, etc.

Mrs. Cole said that in the case of emergencies, the messaging portion could be used to get information out. Mrs. Gillette suggested water boil alerts.

Mr. Dellinger asked about the existing sign at the Fire Station. Chief Little said the exiting sign is on all night, and has fluorescent lighting. He said the only portion of the new sign that will remain on, will be the backlighted portion of the sign.

Mr. Collins confirmed the LED portion of the sign on the diagram that reads "Working Smoke Alarms Save Lives" Chief Little confirmed and noted that portion will be turned off.

Chief Little agreed to modify the application to include a variance for the height of the sign.

Trudy Roberts, 11982 Village Way confirmed she had been sworn in and said the light from the current sign shines into two of her bedrooms. She said she hoped the new sign would not be taller or larger. She said she would like it to be lower as it shines over the entry wall to Chevington Village. She said she does understand they need the sign, but noted it is a lot of light. She said she is glad the messages will not scroll. Mrs. Roberts noted that she had lived at that location for 42 years.

Mr. Collins asked Chief Little if he would be capable of adjusting the brightness of the sign. Chief Little said that he was willing to look into that and he said the reason why they need to keep the main portion of the sign lighted is so people can see the (location of) the Fire Department and can stop.

Mrs. Gillette noted the red background of the new sign might not allow as much light to shine through it. Chief Little agreed and said the current sign is white. He said he could speak to the sign company.

Chief Little said they want to be good neighbors and said that when the Station was built, the parking lot lights were too bright so they took out half the lighting along the property line to appease the neighbors' concerns. He said that he would check the brightness of the sign.

Mrs. Gillette made the motion to approve Case 05-VA-2018, variances from Sections 3W2(B)(2) to allow a sign to exceed 24 square feet but not to exceed 40 square feet with a height not to exceed 6 feet; as well as a variance from Section 3W2(F)(2) to allow a portion of the sign to be digital LED with the following conditions:

1. The digital LED portion of the sign will not allow more than five (5) lines of text;
2. The portion of the sign that does not change will not emit more lumens than the existing sign;
3. The LED portion of the sign will not scroll messages;
4. The LED portion will not be lighted between the hours of 10:00 p.m. and 6:00 a.m. except in the case of emergencies.

Discussion: It was noted that Chief Little will explore the ability to adjust the brightness of the light.

Violet Township Board of Zoning Appeals

March 15, 2018

Mrs. Cole seconded the motion. Roll call vote: Mrs. Gillette, yes; Mrs. Cole, yes; Mr. Collins, yes; Mr. Kluczynski, yes; Ms. Schirtzinger, yes. Motion carried.

Case Number 03-VA-2018 (continued from February 15, 2018)

An application for variance filed by Molly Johnson, 12910 Stonecreek Drive, Pickerington for property located at 12910 Stonecreek Drive, owned by the Devore Group. This application requests a variance from the provisions of Violet Township Zoning Resolution Section 3AA4-05(A)(5)(b) to allow a detached accessory building to be placed at the side of the main building.

Ms. Sarko explained the property is located adjacent to the Township Offices and they are requesting to place a detached accessory building at the side of their building. The structure will be 8' x 12' and will allow the real estate agents to store real estate signs and its proposed location will allow agents to access the building more easily.

Molly Johnson, 12970 Stonecreek Drive (business address), 50 Homestead Drive (residence) Pickerington explained to the Board they purchased a small shed at a fundraiser at Fort Hayes. She said they are hoping to put the shed inside the fence close to the parking lot. She said the shed is made well. She said they recommend placing the structure on a 4-inch gravel base or a 4-inch concrete base.

Ms. Johnson showed the Board the proposed location on the site plan.

Mr. Kluczynski, referring to the photo of the shed asked if the double doors would be leading to the parking lot. Ms. Johnson said they would.

Mr. Collins asked if there would be any lighting for the shed. Ms. Johnson said lighting is not necessary and the agents would have to use their headlights or phones for light.

Mrs. Cole asked if anything else would be stored in the shed, any hazardous materials. Ms. Johnson said no. Mrs. Cole asked how the shed would be locked. Ms. Johnson said there would be a realtor box combination lock.

Mr. Dellinger asked where the signs are currently stored. Ms. Johnson explained some are stored in the office kitchen and others are stored elsewhere.

Mrs. Cole asked who constructed the shed. Ms. Johnson said students at Fort Hayes. She noted the shed is costing more than purchasing a shed, she said it has to be brought to the property on a flatbed truck.

Mr. Kluczynski asked about the foundation. Ms. Johnson said it was recommended that it be 4 inches of gravel or 4 inches of concrete.

Mrs. Cole made the motion to approve Case 03-VA-2018 a variance from the provisions of Section 3AA4-05(A)(5)(b) to allow a detached accessory building to be placed at the side of the main building at 12910 Stonecreek Drive. Mr. Collins seconded the motion. Roll call vote: Mrs. Cole, yes; Mr. Collins, yes; Mr. Kluczynski, yes; Mrs. Gillette, yes; Ms. Schirtzinger, yes. Motion carried.

Adam Cepanec was in the audience and was present to see the variance process and to inquire about applications for a variance. He said that he would be constructing a shed but it needed to be closer to the rear property line.

Mr. Dellinger inquired about the pond at the Enclave at Meadowmoore, specifically, at the southeast corner due to safety concerns. Mr. Dellinger said the pond appeared to be over 10 feet deep and there is no fencing around it to prevent someone from falling in it. Mr. Rector said that it is deep and explained the location of the outlet for the pond. He noted the Enclave is a condominium per the ORC and they are not required to go through subdivision review like other

Violet Township Board of Zoning Appeals

March 15, 2018

subdivisions. He noted the property and the streets are private property. Mr. Dellinger inquired about landscaping or fencing along Ault road in proximity to the pond.

Ms. Sarko noted there is an error in the Case Number in the January 18, 2018 minutes. She said the correct Case Number is 01-VA-2018 instead of 23-VA-2017.

Mrs. Gillette made the motion to approve the minutes from the February 15, 2018 meeting and the correction of the case number in the January 18, 2018 meeting minutes. Mr. Collins seconded the motion. Roll call vote: Mrs. Gillette, yes; Mr. Collins, yes; Mr. Kluczynski, yes; Mrs. Cole, yes; Ms. Schirtzinger, yes. Motion carried.

It was noted the next meeting will be April 19, 2018.

Mrs. Gillette made the motion to adjourn the meeting at 9:00 p.m. Mrs. Cole seconded the motion. Roll call vote: Mrs. Gillette, yes; Mrs. Cole, yes; Mr. Collins, yes; Mr. Kluczynski, yes; Ms. Schirtzinger, yes. Meeting adjourned.

Respectfully submitted,

Don Rector, Secretary

Cathy Schirtzinger, Chair

Date: _____