

Board of Zoning Appeals

October 12, 2017

Members present: Chairman, Phil Rooney; Sharon Rooney; Doug Warren.

The meeting was called to order at 6:05 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and the general rules were reviewed.

Case # 56440-BA-17 (1931 Tiffin Avenue) was introduced. Mr. Richard read his comments as follows: Filed by Chick-fil-a, Inc. of behalf of Isaac Property Company Limited Partnership, regarding a new pylon sign. The applicant is seeking to erect a pylon sign in place of the required low-profile sign for an outlet. Section 1161.128 (A) & (B) of the City of Findlay Zoning Ordinance allows one low-profile sign not exceeding 8 feet in height.

The City Planning Commission reviewed the site plan this morning and approved the plan with some minor conditions, but they also recommended the request for the sign variance to be denied.

The applicant is proposing a 30 foot high pylon sign. The code is trying to clean up the sign clutter and have things closer to the ground. The Panera and McDonald's site have pylon signs under different circumstances.

We recommend the variance request be denied due to a lack of hardship. The site is allowed unlimited wall signage and the low-profile sign should be adequate to identify the store.

Alan Wiley, 5656 White Pine Drive, Akron, Ohio, was sworn in. He is with GBC Design, a civil engineering firm acting as a consultant to Chick-fil-a. He mention some of the other signage in the area and how some of the low-profile signs are taller. Chick-fil-a would like to have the same advantage as some of the other restaurants in the area. They rely on customers to make impulsive decisions when considering their product and the pylon sign is important for that matter.

Mr. Richard read an email in opposition of the request from Cathy Weygandt, 204 Greenlawn Avenue as follows:

Dear Todd and Zoning Appeals,

Please think very carefully about cutting another variance for this business wanting to locate on Tiffin Avenue.

Findlay was rated for the 3rd year in a row a "Top Micropolitan Community in the U.S.". Do you really think adhering to a thought-out process will turn them away???

Just please say "no" to another awful pylon pole.

Mrs. Rooney stated that every one loves Chick-fil-a and they will have no trouble having people find the store. She mentioned the Big R request as an example.

Mr. Wiley asked if the low-profile sign could be higher.

There was a discussion on the height of some of the newer low-profile signs, including the newly proposed Panda Express.

Mr. Warren said he could not justify or quantify a higher low-profile sign. He said our guidelines don't justify a variance.

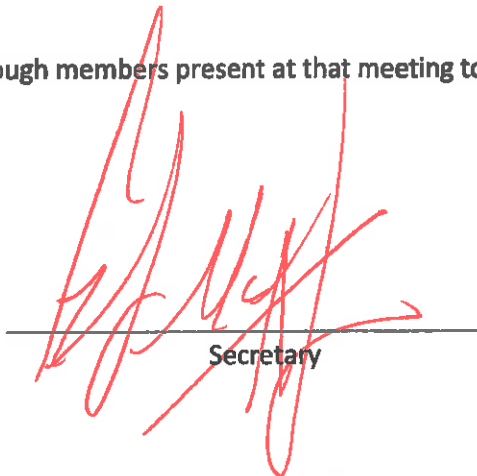
Mr. Warren made a motion to deny the request. Mrs. Rooney seconded the motion. The motion to deny the variance request passed 3-0.

The minutes could not be approved since there were not enough members present at that meeting to approve them.

The meeting was adjourned.



Chairman



Secretary