

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

September 6, 2023

Held _____ 20 _____

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, September 6, 2023, at 7:00pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Chairman Steve Reece called the meeting to order and led the Pledge of Allegiance.

Upon roll call, the following members were present: Steve Reece, Randy Merrill, Wayne Loudermilk, Greg Horn, and Todd Munro. Also present: Township Planner, Jamie Kreindler, and Board Secretary, Lori Pegg.

Mr. Munro made a motion to approve the minutes of the August 2, 2023, Board of Zoning Appeals meeting, seconded by Mr. Loudermilk. All voted "AYE."

PUBLIC HEARINGS

Case #1027

The Board called Case #1027, Brooke Alini of Atlantic Sign Company, applicant for 1075 State Route 28 (Planet Fitness). The Property Owner is Suso 3 Mulberry LP. A variance is requested from Section 24.07D1b, which regulates wall signs for single-occupancy buildings under 25,000 square feet.

Ms. Kreindler reviewed the application and noted the applicant is requesting a variance of 128 square feet to add a wall sign with logo and text.

The Location is zoned "B-2" General Business District. Planet Fitness is one of the multiple tenants in the Mulberry Square Shopping Center. The total size of the parcel is 20.32 acres, and the Planet Fitness building is in the southwest corner of the property.

The Planet Fitness storefront is 192 linear feet. Based on Section 24.07D1b, the business is allowed to install up to 192 square feet of wall signage on that elevation. Currently, Planet Fitness has a 283 square foot wall sign. They would like to install a new wall sign, totaling 320 square feet. They are requesting a variance of 128 square feet to increase their wall sign allowance from 192 square feet to 320 square feet.

Section 24.09F of the zoning code requires that the text and images are boxed in to determine the sign face area. Based on this, the calculations are as follows:

- Logo Wall Sign – 134" x 113" = 105 square feet
- Planet Fitness Text Wall Sign – 113" x 274" = 215 square feet
- Total = 320 square feet
- **Variance Required = 128 square feet**

Brook Alini of Atlantic Sign Company noted that the new sign is similar in size to the previous sign, but the placement of the logo is different. No record of a variance for the previous sign was located.

The Board discussed the allowable option of an additional sign on the side of the building.

Mr. Merrill made a motion to deny the variance, seconded by Mr. Munro. All voted "AYE," except for Mr. Loudermilk.

Held
Case #1028

20

The Board called Case #1028, Justen Scalf of OneStop Signs, applicant for 906 State Route 28 (Arby's).

Ms. Kreindler reviewed the application and noted the applicant is requesting a variance from Section 24.01E to update the topper sign on an existing non-conforming pole sign at Arby's.

The Location is zoned B-2, General Business District. It is approximately 1.11 acres in total size. The Property Owner is Todd B Fund LLC, and the Applicant is Justen Scalf of OneStop Signs. Arby's fast-food restaurant is the business operating at the site, located at the intersection of Business 28 and Cinema Drive.

There is an existing non-conforming pole sign at the Location. As stated in the Applicant's letter to the Board of Zoning Appeals, "The current pole sign is 35'-7" tall and includes a topper hat logo at 12'-5" x 8'-8" (108 square feet), a promotion cabinet at 5'-1.625" x 12' (61.62 square feet), and lower reader board at 5'-5" x 10'-1.5" (50.75 square feet). Total square footage for the existing signage is 220.37 square feet."

Arby's is proposing changes to the existing pole sign. "Proposed changes include altering the existing hat logo. Arby's will attempt to update and modernize the signage. The new hat logo includes 9'-8" x 10'-7.875" (102 square feet). This alteration will reduce the total square footage for new signage to 214.37, total overall height to 33'-3.25" ". These proposed alterations are not classified as sign maintenance and/or a sign reface per Section 24.01O of the Miami Township Zoning Resolution (MTR). As a result, the sign improvements are required to conform with present-day zoning standards.

Section 24.01E of MTR specifies that all freestanding signs must be monument style. Furthermore, Section 24.07D1a limits the height of the monument sign to 7' and the face area to 50 square feet. The Applicant is requesting a variance from Section 24.01E to alter the existing pole sign without installing a new monument style sign per code.

Mr. Scalf noted that the only thing changing on the sign is a newly designed hat to keep the sign consistent with Arby's updated branding. If the variance is not approved the sign will remain as is, it will not be removed and replaced with a monument sign.

The Board discussed the request. Mr. Merrill made a motion to approve the variance request, seconded by Mr. Loudermilk, Mr. Loudermilk, Mr. Horn, and Mr. Munro voted "AYE," Mr. Merrill and Mr. Reece voted "No."

NEW BUSINESS

Ms. Kreindler presented Case #1029 (APPEAL), Rochell Montes, applicant for 5513 Mt. Zion Road to be scheduled for the October 4, 2023 meeting.

Mr. Merrill made a motion to set Case #1030 (APPEAL), Gemini Pools, applicant for 1368 State Route 131, for hearing on October 4, 2023, seconded by Mr. Horn and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned. The next regularly scheduled meeting will be held on October 4, 2023.

Respectfully Submitted,

Steve Reece, Chairman

Lori Pegg, Secretary

Lori Pegg

cc: Board of Zoning Appeals Members, BZA File