

BOARD OF ZONING APPEALS

Minutes of Meeting

May 19, 2020

4:30 pm

Attendance: Members Dave Lundgren, Chairman; Mike Aeling, Vice Chairman; Billy Ray; Eddie Williams. Zoning Inspector Shane Howard, Assistant Law Director William Morris, Kim Palmer Engineering Aide, Candice Martin Engineering Clerk

Meeting held by telephone conference due to COVID-19 pandemic: The meeting was called to order by Chairman Lundgren at 4:42 pm. Due to the COVID-19 pandemic, BZA members participated by telephone conference. All members were present (by phone), and the Board welcomed newly appointed member Billy Ray. Also present by phone was Board Counsel William Morris. The meeting remained open to the public, in the second floor conference room of 504 E. Main St. (*an attendance sheet for persons attending in person is attached, as well as a copy of the notice posted at the entrance to 504 E. Main St. notifying the public of the meeting's continuation.*)

1. Minutes from the March 17, 2020 meeting:

Aeling motioned to approve the minutes with Williams seconding. The motion was approved unanimously. Chairman Lundgren read the Board of Zoning Appeals procedures including appellant recourse.

2. Circle K Great Lakes Region – Union Ave. & E. Wayne St. -- Appeal #20-004 – Sign variance Sec. 1134.06 for 1 additional wall sign and a 60sqft. Monument sign.

Shane Howard, 504 E. Main St., was sworn in and provided testimony as the City's Zoning Inspector. Appeal filed May 7th, 2020. Circle K has a corner lot and the zoning book states they can have two wall signs. With the canopy they have two canopy signs and one wall sign. They would like a variance for the additional wall sign on the canopy. They also need a variance for the monument sign. This is based off the lineal footage off the front of the building. The footage they have is only 115 ft. which is only allowing them 57.5 sq. ft. monument sign and they are requesting a 60 sq. ft. monument sign.

Savannah Peet, 935 E. Tallmadge Ave, Akron, OH, was sworn in and provided testimony as the appellant Circle K. Asking BZA for help with their signage. Right now they lease the store that they currently have on N. Union Ave. What they would like to do is at the end of their lease is to purchase this land and put forward our latest and greatest prototype and are looking for the city's help with signage. This is our standard that we ask for on a site plan. This is our ideal in terms of visibility and safety for their customers and that ties into profitability as well.

Lundgren asked if there was anyone present to speak against the appeal. Shane Howard read two opposition letters:

- MaryBeth Rose
- Deborah Papic

Lundgren closed that portion of the meeting and opened up the discussion for the members. He asks Circle K to take resident concerns into consideration.

Lundgren opens discussion about additional wall sign.

Aeling has no problem with additional wall sign.

Williams has no problem either. Asks if canopy signs extending above the roofline of the canopy? Savannah verifies the circle K should abut the top of the canopy but not exceed it.

Lundgren notes that we gave approvals for additional signs for the Get Go and there were more than what Circle K is asking for.

Aeling moved and Williams seconded the motion to approve the wall sign variance. The motion passed unanimously by roll call vote.

Lundgren opens discussion for 2nd variance for 2.5 sq. ft. variance for the monument sign.

Howard states that Circle K was very willing to move the sign when we asked and work with us.

Lundgren adds that this is their standard sign size and there are costs involved to change to a custom size.

Aeling motions to approve, Billy Ray seconds the motion. The motion passed unanimously by roll call vote.

The meeting adjourned at 5:08 pm.

Respectfully Submitted by:

Candice Martin
Engineering Clerk