

City of Norton
BOARD OF ZONING & BUILDING APPEALS
WEDNESDAY, January 21, 2015

The Board of Zoning & Building Appeals convened in Council Chambers at the Safety Administration Building. Chairman Don Welch called the meeting to order at 6:00 p.m.

I. ATTENDANCE:

PRESENT: Don Welch, Bill Helmick, Marty West
Miriam Norris (Alternate)

EXCUSED: Angie Wells, Nick Genis

ALSO PRESENT:

II. SWEARING IN:

Chairman Welch reviewed the procedural requirements for that night's hearing. Chairman Welch proceeded by stating that this was a quasi-judicial Board and asked that anyone wanting to speak needs to sign the attendance sheet and stand to be sworn in. Chairman Welch administered the oath to those intending to speak at the hearing.

III. PUBLIC HEARINGS:

- A. BZA - Application A1-2015**
Peoples Bank - Owner
Kessler Sign Company
3340 Greenwich Road
PPN # 4608656
[A Variance for Signage - Height]
[Section: 1289.06(a)(2)(b)]

Chairman Welch announced anyone wishing to speak at tonight's meeting should please sign in at the front podium.

Chairman Welch announced the application and stated the application was filed December 15, 2014 and letters of notification were sent via first class mail, as required, per section 6.03 of the City Charter. Chairman Welch asked the applicant/agent to come forward and be sworn in, state his name and address for the stenographer, and present pertinent information regarding the application.

Mr. Steve Hailer, Stow, Ohio, 44224; President of People's Bank, approached the podium. He stated he would like to give a short background on the bank. He stated he was the President at the time when it was Norton Akron Savings Bank. He stated they were very pleased with the location and were able to make it into a full service bank. He stated he is still with this company today and would like to Board to consider the Sign Variance being presented to them tonight.

Mr. Doug Gabriel, Zaneville, Ohio, 43701; Kessler Sign, approached the podium. He stated he has worked with Peoples Bank for about 20 years. He stated this particular sign was standard signage with approximately 50 of their banks. He stated he had found this sign to be equal in size to many of the other bank signs. He stated the set-back was 5 feet on the sign. He stated this Electronic Message Center Sign would also serve as a Public Service Announcement Board for the community. Chairman Welch asked if the sign would be in the same location. Mr. Gabriel stated it would be in the same exact location. He asked if he could approach the Board with color photos of the sign location. He showed the Board that the location of the sign would be in the same place. He stated there would be no animations on the Electric Board Center. He stated they would like to place community activities or non profit activities on the board. Ms. Norris asked if the public would be able to contact the bank and have access to the message board. Mr. Gabriel stated they would be able to contact the bank and put their information on the board. Mr. Gabriel stated 25 of the 50 banks have free standing signs as their message boards. He stated the sign requested for Board approval tonight is for 50 square feet. He stated the old sign was for 40 square feet. Chairman Welch asked if Mr. Gabriel had the measurements on the existing plaza sign. Mr. Gabriel stated he did not but this sign would be higher than the existing sign. Chairman Welch asked if the property was owned by Albrecht. Mr. Gabriel stated they did not own the property. Mr. Gabriel stated the property the bank sits on is lower in elevation. He stated the sign lets people know the bank is open and the plaza looks more alive with an Electronic Message Sign. Chairman Welch asked if one leg of the sign would be longer than the other because of the elevation. Mr. Gabriel stated that was true. He said in order to make the sign look level one leg will be approximately 2 feet longer than the other side. He stated they take their measurements from the road grade level for the sign. Mr. Gabriel asked if he could approach the Board with additional color photos of the sign and its elevation. Ms. Norris asked if the other banks have this type of sign. Mr. Gabriel stated Cuyahoga Falls and Munroe Falls both have this type of sign. Chairman Welch asked if the need for this Variance was because of the low elevation of the bank and the lowness of the existing sign. Mr. Gabriel stated that was correct. Mr. Hailer approached the podium. He stated the question from Ms. Norris was important. He stated the other banks did have this particular sign. He stated the bank is committed to helping with community activity and this sign would be promoting the community. He stated the Columbia Woods Sign was also donated to the community by this bank many years ago.

Chairman Welch asked any Board members if they had any other questions.

Chairman Welch asked if anyone wanted to speak for or against the application; no one spoke.

Chairman Welch asked for the second time if anyone wanted to speak for or against the application; no one spoke.

Chairman Welch asked for a third and final time if anyone wanted to speak for or against the application; no one spoke

Chairman Welch closed the public portion of the meeting. **Hearing no other questions or discussion from the Board, Chairman Welch asked for a motion. Mr. Welch moved to approve the Application: Mr. Helmick seconded the Motion. ROLL CALL: Mr. Welch-Yes, Mr. Helmick-Yes, Mr. West-Yes, Ms. Norris-Yes. Motion was Approved 4-0.**

IV. OLD BUSINESS:

Chairman Welch asked if there was any old business. There was none.

V. NEW BUSINESS:

Chairman Welch asked if there was any new business. There was none.

VI. CONSIDERATION OF MINUTES;

Chairman Welch asked if there were any additions or corrections to the minutes of Tuesday, October 28, 2014. **Hearing none, the Chairman called for a motion. Ms. Norris moved to approve the minutes as written, seconded by Mr. Helmick. ROLL CALL: Ms. Norris-Yes, Mr. Helmick-Yes, Mr. West-Abstain, Mr. Welch-Yes. Motion carried 3-1-0 to accept the minutes as written.**

VII. ADJOURNMENT:

There being no other business before the Board, the Chairman adjourned the meeting. The Board's next scheduled meeting will be WEDNESDAY, February 18, 2015.

Board of Zoning & Building Appeals
Chair/Vice-Chair

Board of Zoning & Building Appeals
Vice-Chair/Member

Date

*** ORIGINAL SIGNED DOCUMENTS ON FILE WITH THE CLERK OF COUNCIL ***