

## BOARD OF ZONING APPEALS

### MINUTES

September 2, 2014

Members Present:           Lynne Thomas-Roth                   Glynn Marsh  
                                  John Bruns                               Michael O'Callaghan  
                                  Mr. Simpkins

City Staff Members       Denise Winemiller  
Present:

The September 2, 2014 City of Union Board of Zoning Appeals meeting was called to order by Mrs. Thomas-Roth.

Attendance was taken and the following members were present: Mr. Bruns, Mayor O'Callaghan, Mrs. Thomas-Roth, Mr. Marsh and Mr. Simpkins.

Mrs. Thomas-Roth welcomed Mr. Simpkins to the meeting.

1. Mrs. Thomas-Roth asked if there were any corrections or additions of the minutes from the August 5, 2014 meeting. There were no corrections so Mr. Marsh moved that the minutes be accepted as prepared. Mayor O'Callaghan seconded the motion. All concurred and the minutes from the August 5, 2014 meeting were approved.

2. 14-07 - Application for a sign variance from Logan Diltz, DaNite Sign Company on behalf of ProLogis for Union Airpark Distribution Center. (1800 Union Airpark Blvd.)

Mrs. Thomas-Roth asked if there were any comments from the city. Mrs. Winemiller introduced Mr. Diltz, representing DaNite Sign Company. He had submitted the sign variance application on behalf of ProLogis. Mrs. Winemiller said

the variance was for 173 square feet in excess of the square footage allowed in their sign regulations.

Mrs. Winemiller said there are three items to consider, all concerning square footage.

Sign A is a sign for the front building façade and Sign B is for a sign at the truck entrance. Both signs exceed the square footage allowed which is 32 square feet per sign, no more than a total of 50 square feet per lot.

Sign A is 148 square feet which is 116 additional over the regulations. Sign B along the road at the truck entrance is 75 square feet which is an additional 43 square feet over the amount listed in the sign regulations.

The total of the two signs is 223 square feet, less 50 square feet, which is 173 square feet which is the total additional square footage requested for the lot.

Mrs. Winemiller commented that they have approved additional square footage for signs in the past. Earlier, they had approved additional square sign footage for the CVS pharmacy and the Prologis building is a much larger facility.

One sign will be on the front of the building and the second sign for the truck entrance is actually a two-sided sign. The regulations only use the square footage for one side of the sign if both sides of the sign are not visible at the same time. There will be a few additional signs that are an informational type, asking people to obey the truck exits and entrances and where to park at the facility.

Mr. Bruns asked Mr. Diltz if the P&G emblem would be located on the blue colored portion of the sign. Mr. Diltz said yes, the emblem would be centered on the blue area and that is shown on the site plan. The lettering will be white on blue and none of the signs will be illuminated.

Mr. Bruns commented that this was three separate variance items: the sign on the front of the building, the sign for the truck entrance, and the total amount of signage, since each of these items exceed the square footage requirement. He suggested they have a motion for a variance for the sign regulations on each of the three items and then he would also make a motion to approve variance request 14-07.

Mr. Bruns moved to approve additional square footage for Sign A for the building façade, allowing 148 Square feet over the 32 square foot allowed. Mayor O'Callaghan seconded the motion. All concurred and the motion passed.

Mr. Bruns then moved to approve the total square footage of the truck entrance sign, Sign B, allowing 75 square feet, exceeding the 32 square feet allowed. Mayor O'Callaghan seconded the motion. All concurred and the motion was passed.

Mr. Bruns moved that the total square footage of the signs, at 223 square feet be approved. Mr. Simpkins seconded the motion. All concurred and the motion was passed.

Mr. Bruns then moved that 14-07 be approved. Mr. Marsh seconded the motion. All of the Board of Zoning Appeals members voted in favor of the motion and 14-07 was approved.

Mr. Diltz was asked when the signs would be done and he said it would take about ten weeks and they hoped to have them ready in November. He said his sign company DaNite is located in Columbus, Ohio.

### 3. Open Agenda

There was nothing for the open agenda.

4. Mayor O'Callaghan moved that the September 2, 2014 Board of Zoning Appeals meeting be adjourned. Mr. Marsh seconded the motion. All concurred and the meeting was adjourned.