



Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700

BOARD OF ZONING APPEALS MEETING
Record of Proceedings
September 16, 2020 7:08 p.m.

Members Present: Laura LaChapelle, Andy Hitchcock, Mike Mulloy, Bill Stone
Members Absent: David Maistros, Chairman
Other Officials: Bridey Matheney, Solicitor; Mayor Bill Koons; Dave Hocesvar,
CBO/Inspector.
Visitors: Mike Cipriani

Laura LaChapelle called the meeting to order at 7:09 p.m. Board Clerk conducted roll call, Hitchcock, LaChapelle, Stone and Mulloy were present.

CASE # 20-BZA-06: 5210 CHILLICOTHE ROAD – CIPRIANI PLAZA – BRIAN BECKER, BECKER SIGNS - APPLICANT – PROPOSED MONUMENT SIGN – 10’ SETBACK VARIANCE FOR SIGN LOCATION AND 5 SQ. FT. VARIANCE FOR SIGN AREA

The application indicates the proposed monument sign will require a setback variance of 10’ for location and a 5 sq. ft. variance for sign area to allow for a 30 sq. ft. multi-tenant sign. South Russell Village Zoning Code Chapter 5.06 requires monument signs to be at least 25’ from the road right of way.

Laura asked Brian Becker why his client wants a change in the sign. Brian said the sign is for a strip center, and he wants the sign to become more attractive to the public, and the current sign is further from the road which makes the sign invisible to the public. Laura asked if what Brian’s client submitted is still accurate, which is to have 30 sq ft in the area labeled “electrical cabinets” in the plans. She also noted there will be 2 sq ft of brick to the right and below the sign and confirmed the brick area would not be considered part of the sign area for purposes of the variance. Brian stated that is correct. Laura noted there does not appear to be an issue with the height of the sign as the sign is not over 7 ft. Laura asked Dave Hocesvar if the setback variance request creates any issues for him. Dave said the sign will not create any issues. However, he suggested to Brian that his client place a mockup of the sign in the proposed location and have the police department confirm the sign will not cause any traffic hazards. Brian stated that the location of the present sign is 14 ½ ft from the road. Laura asked David Hocesvar if he knew how far some of the other

businesses signs in that area are from the road. Dave stated that unless they applied for a variance, the signs would have to meet the 25' setback requirement.

Laura asked if any of the board members have any questions regarding the proposal. Andy Hitchcock stated he has some reservations about the sign because the present sign is already in compliance with the zoning code and wanted to know how the change of the sign location will be different from where it is currently structured. Brian stated he wants the sign to be closer so the sign can be visible to public traffic. Laura confirmed the location of the sign, and what Becker wanted. Laura also confirmed with Ms. Matheney that the sign follows the guidelines for the Zoning Code. In the midst of that discussion, Laura also asked if the sign proposal has to go through Planning Commission review and approval. Ms. Matheney stated yes that any sign is a structure and that it first must be approved by the Planning commission for their developmental approval before a zoning permit can be issued.

Brian understood that process but was confused on why there needed to be multiple steps when it was never needed in the past. Ms. Matheney stated that in order to obtain the zoning permit those steps have to be taken. Brian understood that and will start the process of obtaining the zoning permit. Ms. LaChapelle restated the concern that they make sure the police department will allow the new sign if the motion is granted, and asked if there are any questions concerning the condition.

Ms. LaChapelle made a motion to grant the location and it will be a 10 ft setback variance for the proposed monument sign at 5210 Chillicothe Rd. with the following conditions: 1) the South Russell Police Department does not find the sign creates a safety hazard to the traveling public; and 2) if Planning Commission review and approval is necessary under Section 3.04 of the South Russell Village Zoning Code, the applicant obtains the required approval of the Planning Commission. Ms. LaChapelle asked for a roll call of the motion. All members voted in favor of the motion, and the motion passed.

Ms. LaChapelle presented a second motion to grant a 5 sq ft variance to allow a 30 sq ft multi-tenant sign at 5210 Chillicothe Rd. known as the Cipriani Plaza with the following conditions: 1) the South Russell Police Department does not find the sign is a safety hazard to the traveling public; and 2) if Planning Commission approval is necessary under Section 3.04 of the South Russell Village Zoning Code, the applicant obtains approval of the Planning Commission Board. Ms. LaChapelle asked for a roll call of the motion. All members voted in favor of the motion, and the motion passed.

Brian was satisfied with the passing of the motion and inquired about what steps he needed to take to get police department approval of the sign. Mayor William Koons gave him the information he needed. Dave Hocesvar explained the process to Becker on getting the permits. Brian stated he will start the process. Ms. Matheney informed Becker that there may be a meeting that needs to take place with the Planning Commission before an official decision is made. Brian stated he understood the process.

APPROVAL OF MINUTES: None

OLD BUSINESS: None

NEW BUSINESS: None

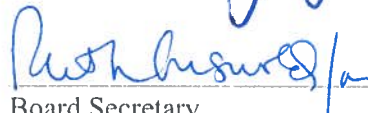
Ms. LaChapelle made a Motion to adjourn the meeting at 7:36p.m.



Ms. LaChapelle, Acting Chairperson

9-15-21

Date



Board Secretary

9-15-2021

Date

Prepared by Carolyn Blake
Edited by R Griswold 3-25-2021