

BOARD OF ZONING APPEALS
Meeting Minutes
Wednesday, May 15, 2013

Call to Order

Mr. Brady called the May 15, 2013 BZA meeting to order at 7:30 p.m.

Those members present: Paul Brady, Todd Hollenbaugh, Gary Meyer, Prue Dana, and John Barnhart.

Those members excused: None.

Staff members present: Jung-Han Chen, and Amy Blankenship.

Staff members excused: Sam Perry, and Stephen McHugh.

Executive Session

Ms. Dana made motion to approve the agenda with the deletion of the Executive Session. Mr. Barnhart seconded the motion. All were in favor.

Adjudication Hearing(s)

BZA-05-2013 [5174 College Corner Pike, Chaco Credit Union, variance to Section 1151.05\(c\) Name Plate and Directional Signage; 1151.05\(c\)\(4\) Sign Size; and Section 1151.05\(e\)\(4\) Self-Service Facility Sign Location, Triangle Sign, Applicant, Agent](#)

Mr. Hollenbaugh made motion to adjourn to BZA-05-2013. Mr. Barnhart seconded the motion. All were in favor.

Mr. Chen provided a staff report. Mr. Chen made a correction on his staff report to state that the ATM sign size was 10" x 37" and not 72" x 30" as reported. Mr. Chen stated that the Appellant was proposing to install an ATM sign above a drive-thru lane, which faced the opposite direction of vehicular travel. The Appellant also was proposing to install a free-standing directional sign with business identification/ATM information and a stenciled arrowed directional "ATM" sign on the driveway pavement.

Mr. Chen reviewed the requested variances with the Board; the ATM sign above the drive-through is not attached to a permanent ATM fixture; the free-standing sign is larger than what is allowed for commercial properties; name plate and directional signage references.

Mr. Chen reviewed the Decision Standards. Mr. Chen referred to the location of the credit union and its distance from the street. Mr. Chen felt that the directional signs were no doubt necessary for customers. Mr. Chen discussed the existing signs, the signs requested, and having exceeding the allowable signage amount significantly. The proposed location and size were also an issue.

Mr. Chen did address the confusion of the pattern of traffic. The requested ATM sign is located in the opposite direction of drive-through traffic.

Mr. Chen also noted that the variance request was significant but the rationale of the request was reasonable given the distance of the banking facility from the street and its visibility.

Mr. Hollenbaugh reviewed the confusion at the drive-through. Mr. Brady inquired how much signage was allowed for this space and if the number of signs are based upon the entire shopping center. Mr. Brady referred to the subject property having an existing monument sign out front and each individual tenant

having their own identification and inquiring if there is room for additional signage. Mr. Chen explained the shopping center could have a total of 1,000 sq. ft. and didn't think they were there.

Mr. Tim Hoskins was sworn in by Mr. Brady. Mr. Hoskins discussed the bank move from Wal-Mart to U.S. 127 and having installed at that time two signs. Mr. Hoskins stated that the problem was people were coming into the office and asking how to get to the drive-thru and if they had an ATM. Mr. Hoskins stated that Corporate asked for a larger sign with the Chaco brand, and an illuminated sign above the drive-thru ATM. Mr. Hoskins described the drive to the ATM drive-thru. Mr. Hoskins stated he felt the ATM sign was essential. Mr. Hoskins also stated that regarding the pavement Corporate asked for the arrow and ATM verbiage.

Mr. Joel Casper, a Chaco Security Officer, stated this was what Corporate wanted. Ms. Dana agreed the ATM drive-thru was confusing.

Mr. Hollenbaugh made motion to reconvene to regular meeting BZA-05-2013. Mr. Meyer seconded the motion. All were in favor.

Mr. Barnhart referred to the existing signage and trying to figure out which sign was most important. Mr. Barnhart stated he favored the variance to make the sign larger and felt, if it would help, that the ATM be a lighted one.

Mr. Brady stated that the Applicant applied for what they felt best for their customers.

Mr. Hollenbaugh stated he didn't think arrows were needed on the parking lot; was not in favor of stencils; reluctant to approve signage on the canopy in the requested location.

Mr. Meyer felt the arrows on the asphalt were more useful than the ATM sign on the canopy. Mr. Meyer stated you didn't need a variance for just arrows, as it becomes a sign when letters are added.

Ms. Dana made motion to approve variance 1151.05(c)(4), size of freestanding sign. Mr. Barnhart seconded the motion.

AYE: Gary Meyer, Paul Brady, Prue Dana, John Barnhart (4)

NAY: Todd Hollenbaugh (1)

ABS: None (0)

Mr. Hollenbaugh made motion to deny variance 1151.05(c)ATM verbiage and directional arrow. Mr. Barnhart seconded the motion.

AYE: Prue Dana, John Barnhart, Todd Hollenbaugh, Gary Meyer, Paul Brady (5)

NAY: None (0)

ABS: None (0)

[Approval of Minutes of the April 17, 2013 Regular Meeting](#)

Ms. Dana made motion to approve the agenda with one correction. Mr. Meyer seconded the motion. All were in favor.

[Old Business](#)

There was none.

New Business

Discussion took place regarding a prior case for E. Vine Street and its pending litigation. Ms. Amy Blankenship, Legal Counsel, stated that mediation took place last week, that a tentative agreement took place and that this case would be coming back before the BZA in June. Ms. Blankenship continued saying that other matters of litigation was continuing.

Adjournment

Mr. Barnhart made motion to adjourn the meeting at 7:55 p.m. Ms. Dana seconded the motion. All were in favor.