

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 1.8.24

The Board of Zoning Appeals convened in City Council Chambers Monday, January 8, 2024, at 6:30 pm. Roll call. Members present: Chair Ken Greene, and Board members: Connie Kelly, Dennis Garlington, and Kevin Driesbach. Linda Chancey, Clerk. Invited Guests were Zoning Inspector Hannah Wynne. Invited Guests Council member Tom Klitzka and Applicant Greg Bunger.

Ken Greene called the meeting to order at 6:30 pm.

Election of New 1-2024 -1-2025 Officers

MOTION- VOTE - ROLL CALL

Laxton motioned to nominate Kevin Driesbach as Chair of the BZA Board. Garlington seconded. Roll call. (4 Yeas – 0 Nays) Motion carried.

Driesbach motioned to nominate Dennis Garlington as Vice Chair of the BZA Board. Laxton seconded. Roll call. (4 Yeas – 0 Nays). Motion carried. Garlington is Vice Chair.

Kelly motioned to approve the 9.23.23 and 10.9.23 minutes. Laxton seconded.

Conflict of Interest

Connie Kelly – recused herself from the Council Chambers room.

Speakers sworn -in are:

1. Greg Bunger, 375 Sycamore Drive, Circleville, OH 43113.

PUBLIC HEARING:

Variance/Appeal #9-23 requested by Greg Bunger 808 Distribution Dr. Columbus, Oh. The size of the tenant space does not allow for an adequate amount of signage based on the size of the shopping center. Property address: 128 Morris Road, Circleville, OH. Parcel number A051130001103. Appeal: exceeds allowable Sq Ft. This property is zoned GB and relevant to variance 1145.07 C.

DISCUSSION:

Hannah Wynne read the staff notes. The size of the tenant space does not allow for adequate signage.

Greg Bunger explained the building, which is a kids' center, the building sets back far from the Morris road cannot be seen. People need to see the sign from the road. It is on the lighted pylon sign on the North Court St. The rendering of the picture that shows the sign is close to what is needed.

MOTION-VOTE- ROLL CALL:

Garlington motioned to approve the application Variance/Appeal #9-23 Driesbach seconded. Roll call. (4- Yeas – 0 Nays.) Motion carried.

OTHER BUSINESS:

No applications January 22, 2024, meeting.

Greene stated that the BZA budget accounts for gas funds available for training purposes for the new zoning codes. Wynne and Klitzka will notify the Board of the training dates.

Laxton motioned to adjourn the BZA meeting at 7:14 p.m., seconded by Garlington. Motion carried.

Respectfully submitted by:

Linda Chancey, BZA Clerk.