

The Tuesday April 5, 2022 meeting of the Delhi Township Board of Zoning Appeals meeting was called to order by Clay Tharp at 6:00 p.m. at the Delhi Lodge with the Pledge of Allegiance to the flag.

Members present:

Clay Tharp
Scott Heenan
Jennifer Vatter
Andrew Mattei

Also, present:

Gregory J. DeLong, Director of Community Development
Anthony S. Roach, Zoning Administrator

Anthony S. Roach certified that the requirements of Section 121.22 of the Ohio Revised Code and the rules adopted pursuant thereto had been completely complied with as they concerned the meeting.

Mrs. Vatter moved and Mr. Heenan second to appoint Mr. Tharp as Chairman for 2022. Mssrs. Mattei, Heenan, Tharp voted and Mrs. Vatter voted Aye.

Mrs. Vatter moved and Mr. Tharp second to appoint Mr. Heenan as Vice Chairman for 2022. Mssrs. Mattei, Heenan, Tharp voted and Mrs. Vatter voted Aye.

On motion by Mr. Heenan and seconded by Mr. Tharp to accept the Rules of Procedure as presented. Mssrs. Mattei, Heenan, Tharp voted and Mrs. Vatter voted Aye.

On Motion by Mr. Heenan and seconded by Mr. Tharp to approve the minutes of the Boards' December 7, 2021 meeting but to dispense with the reading. Mssrs. Tharp, Heenan and Mattei and Mrs. Vatter voted aye.

The Public Hearing was convened.

Mr. DeLong advised this case is to hear a variance request to permit a 6-ft. high, 24-sq ft. monument sign with 50% being a digital reader board, to be 5-ft. from a residential property line; whereas the Zoning Resolution states that monument signs for non-residential uses shall be set back 20-ft. from a residential property line or use; for property located at 4402 Glenhaven Road in the "C-CUP" Residence District with Community Unit Plan Overlay. Mr. DeLong stated that the actual setback is 2-ft. instead of 5-ft. as shown on the application. He commented that during a site visit, he noticed the sign was closer than 5-ft., so he asked the applicant to remeasure the setback and the applicant confirmed it was 2-ft. Mr. DeLong continued by commenting that the proposed sign will be mounted on the existing steel posts. He noted the new sign will be single sided, just like the existing sign on the property, the top half of the sign will identify the school and the lower half will be a digital reader board. He commented that the Board may wish to have a discussion with the applicant about the possible impact illumination may have on neighboring

properties. He noted that the proposed new sign is to allow for the school to have better communication with its students, parents, teachers and neighborhood in a modern technological way.

Mr. DeLong advised that the submitted variance requests meet the Area Factors of Review (A, B, C, D, F, and G), therefore it is recommended that the proposed request be approved based on the Factors being met.

Mr. Tharp commented that this is going to be a smaller sign, it's going to be updated and will have an electronic ribbon at the bottom. Mr. Roach confirmed and stated that the only issue is the setback.

Chris Brown (sworn), 2701 Spring Grove Ave, advised that when they first applied for this sign, they found out that the sign that is already there was never permitted. He commented that when they designed the proposed sign, they designed it based on what is already there. He noted that when they found out the new zoning regulations, they altered the size of the message board to conform within that. He commented that with the setback on the property there is really nowhere on the driveway entrance where the sign could go, the existing electric is right at the post. He noted that all cabinets have a little side illumination, if the message center need to be restricted, they can schedule their messages and what hours to run them.

Mr. DeLong advised that Mr. Brown brought up the fact that the sign can power down and that can be a condition if you approve the variance.

To Mr. Heenan's question as to on setting a condition for the sign, could it be something where if a neighbor complains? Mr. DeLong advised that if you don't put a condition on the timing of the sign related to brightness, we can handle complaints as they come in as there is already a rule in the Zoning Resolution about footcandle measurements at property lines.

To Mr. Heenan's question as to is the sign color the same as C.O. Harrison School? Mr. Brown said its reversed, C.O. sign is red background with white text but all the Oak Hills School signs are similar.

To Mrs. Vatters question as to was there any opposition? Mr. DeLong advised he did have one neighbor come in that lives to the east and he wanted to make sure it was not going to be a two-faced sign, he was good with the one face sign.

Mrs. Vatter advised she like the idea of setting the timing of the sign and agrees it would probably have to be like 11 pm.

Mr. Mattei advised he would be hesitant to put a time restriction on the sign, and Mr. Tharp agreed he would be hesitant also.

On Motion by Mr. Heenan and seconded by Mr. Tharp to modify the application to reflect 2-ft. setback from the existing fence property line. Mssrs. Heenan, Tharp, Mattei and Mrs. Vatter voted aye.

On Motion by Mr. Heenan and seconded by Mr. Tharp to grant the variance based on the findings set forth in the staff report. Mssrs. Heenan, Tharp, Mattei and Mrs. Vatter voted aye.

Old Business:

- Nothing

New Business:

- Mr. DeLong advised development is strong and the township project is still moving forward.
- Mr. DeLong advised Heather Ridge on Cleves Warsaw is starting to put their infrastructure in.
- Mr. DeLong advised Greenside Estates is down to five lots.
- Mr. DeLong advised Garden Grove is moving forward.
- Mr. DeLong advised Take 5 is still trying to get permits thru Hamilton County Building Department.
- Mr. DeLong advised we did get a permit for the enclosure of the old Central Hardware.
- Mr. DeLong advised there is a ZC Meeting for the Allison Property that was recently purchased. The new owner needs to p to update their development plan.
- Mr. DeLong advised we still have a rezoning case for Indian Lookout that is still in front of the Trustees.
- Mr. DeLong advised the next BZA Meeting is moved to May 10, 2022.

There being no further business on motion of Mr. Tharp seconded by Mr. Heenan the meeting was adjourned at 6:31 pm. Mssrs. Heenan, Tharp, Mattei and Mrs. Vatter voted Aye.

Anthony S. Roach
Zoning Administrator