

WASHINGTON TOWNSHIP - BOARD OF ZONING APPEALS
ZONING APPEALS HEARING
March 25, 2013

Chair Bill Ducey called the meeting to order at 6:30 p.m. Meeting opened with the Pledge of Allegiance.

APPROVED APPROVED APPROVED APPROVED

Roll call: Mr. Conner, present; Mr. Ducey, present; Mrs. Gorski, present; Mr. Hart, absent; Mr. Thoman, present; Ms. Elliott, present. Zoning Inspector, Becky Bodette, was also present.

This hearing is at the request of Butt Hut of America, Mr. Cory Sipert (owner/President), 6204 N. Summit Street, Toledo, Ohio 43611, for a variance of zoning resolution section 1507 – Signs. The variance involves a non-conforming replacement sign for the business.

Public and legal notice was published in the Thursday, March 14, 2013 issue of *The Blade* and the Sunday, March 10, 2013 issue of the *Point/Shoreland Journal*.

Zoning Inspector, Ms. Bodette shared that the proposed replacement sign exceeds the front lineal footage of the building. Her concern is that there are businesses going into that complex and a precedent is being set for the new tenants.

Ron Hornyak, of Art & Sign, Inc., 5458 Angola Rd. Toledo, 43615, contractor for the new sign, presented his letter to the Township Trustees, requesting the variance, on February 18, 2013. He shared that the new/replacement sign is actually smaller than the existing signage.

APPROVED APPROVED APPROVED APPROVED

Public Comment:

Mr. David Oswald, A.H. Jamron Company, 5303 Richfield Center Rd., Berkey, OH 43504. When his family purchased the business, the awning was already starting to shred. He encouraged the new owner to get a new sign to replace it and make it look nice. He would like to encourage new businesses come back into the area and is looking at bringing Ozzie's General Market and other businesses into the Toledo area.

APPROVED APPROVED APPROVED

Ms. Bodette shared that she is only enforcing the zoning regulations. She is in favor of anything that will look better, but we'll need to be prepared for appeal hearings for any businesses that follow suit with signage issues. She'll be glad to see the old sign replaced.

Mr. Corey Sipert, 648 West Sylvania Ave., Toledo, OH 43612: Mr. Sipert is President of 6204 Summit LLC. He knows the sign has been a detriment for a while now. He knows other businesses are planning to move in and he's been working hard to improve the building structure. He would hate to see new businesses feel like they couldn't work with the Township.

Ms. Bodette's feeling was in favor of approving the variance. She had initial concern about the amount of light versus the size of the sign.

APPROVED APPROVED APPROVED

Ms. Elliott asked if this is a standard size sign that is being used by all Butt Huts. Mr. Hornyak explained the sign is standard but his initial measurements in his paperwork were incorrect.

Mr. Jerry Jones, 19 Homestead Place, Maumee, OH 43537: He is a consultant for A.H. Jamron and Butt Hut. He said that Becky was very forthcoming and explained the zoning regulations. He

commended her for working with them in trying to get all this to work.

Mr. Thoman made a **MOTION** to approve the variance as requested. Mr. Conner seconded. Mr. Ducey questioned if they had concerned the mayfly season. Mr. Donald Stienecker, 9651 Huffman, Portage, OH: He commented about the mayfly situation and how they are attracted to the neon itself. The canvas will filter the light and "detract" the mayflies and the light would be turned off during that time of the season.

Mr. Ducey explained that many of our current zoning regulations came to us from the Lucas County Planning Commission. Signs are an area that we haven't addressed until this time, and this could be a recurring issue. Mr. Oswald encouraged the Zoning Appeals members to take control of the Township zoning regulations versus just taking the recommendations from Lucas County. Mr. Stienecker said that it would be a detriment if the signage is not allowed – it helps attract Michigan customers. Mr. Hornyak said that our zoning regulations are really not that far off. He's attended many Appeal Hearings because of the same regulations we have. He encouraged reviewing and possibly re-writing some of the zoning regulations. Mr. Ducey would like to accommodate this business and their request and keeping the best interests of the residents in mind.

Roll call for the above MOTION: Mr. Conner, yes; Mr. Ducey, no; Mrs. Gorski, yes; Mr. Thoman, yes; Ms. Elliott, yes. MOTION carried.

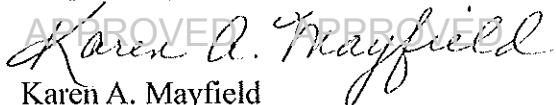
Mr. Ducey asked that Becky Bodette stick around to prepare the zoning permit following approval of the minutes.

Chair Bill Ducey called to recess the meeting at 7:05 p.m. to prepare the minutes.

Chair Bill Ducey called the meeting back to order at 7:12 p.m. Ms. Elliott made a **MOTION** to approve the minutes as corrected. Ms. Gorski seconded. Roll call: Mr. Conner, yes; Mr. Ducey, yes; Mrs. Gorski, yes; Mr. Thoman, yes; Ms. Elliott, yes. MOTION carried.

Ms. Elliott made a **MOTION** to adjourn the meeting at 7:13 p.m. Mrs. Gorski seconded. Roll call: Mr. Conner, yes; Mr. Ducey, yes; Mrs. Gorski, yes; Mr. Thoman, yes; Ms. Elliott, yes. Meeting adjourned.

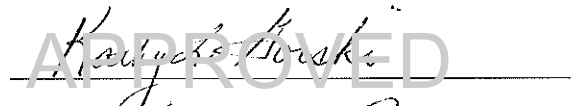
Respectfully submitted,


Karen A. Mayfield
Zoning Secretary


APPROVED


APPROVED


APPROVED


APPROVED


APPROVED


APPROVED