

Amherst Zoning Board of Appeals  
206 South Main Street  
Amherst, Ohio 44001

August 30, 2017

6:30pm

Present:

Terry Tomaszewski

Don Anderson

Al Bereznay

Bob Valenti

John Jeffreys

Excused:

Other City Officials:

Frank Carlson

David Macartney

Mr. Tomaszewski opened the meeting at 6:30pm.

Mr. Tomaszewski swears in everyone that will be speaking before the board.

1. Mr. Dave Macartney stated he received a call from Global Signs and they had an issue arise that would make them miss the meeting. Mr. Macartney stated that Global Signs is representing Aldi's and would like to increase their Logo sign by 9 feet and would like to add 3 additional signs which they would also need to ask for an area variance. Mr. Macartney stated Aldi's is currently under renovations and is increasing their, although not a huge increase, building. Mr. Macartney stated Aldi's is nationally changing their outward appearance and structure and also the size of their signs. Mr. Macartney stated Aldi's sits off Kresge Drive in the rear of the property. Mr. Bereznay asked if the signs are consistent with the other signs in the area. Mr. Macartney stated yes and a variance was granted for Papa Johns in the same development. Mr. Valenti asked how the signs would be lite. Mr. Macartney stated they would be back lite.

After deliberations, the Board made the following findings:

- The variance request is not substantial for this property. While this determination is not sufficient in itself to justify the variance, it is important especially in the context of other factors.
- The building sets off of the main road with a new commercial building between them.
- The variance request is consistent with the neighboring signs in the same development.

- The spirit and intent behind the zoning requirement would be observed and substantial injustice done by granting the variance.

Based on deliberations the Board decided to reverse the decision of the Building Inspector and grant your variance request. Approved 5-0

2. Trinity Free Evangelical Church located at 46485 Middle Ridge Road. Mr. Macartney stated he reached out to the church regarding their variance request that was turned over on Appeal through the Lorain County Common Pleas Court. Mr. Macartney stated in his email he informed the church when they were ready for their sign they must submit the sign plans and will need to be approved based on the new sign ordinance passed by Council in 2016. Mr. Macartney stated he has had no response from the church.

Upon motion made by Mr. Jeffreys and seconded by Mr. Anderson the Amherst Board of Zoning Appeals hereby grants a variance to the Trinity Free Evangelical Church pursuant to the order of the Lorain County Court of Common Pleas in Case No. 14CV185113 permitting the installation of an electronic changeable message sign at the premises owned by the Church at 46485 which sign shall comply with section 1149.09(g) of the Amherst Codified Ordinances and which shall otherwise comply with applicable provisions of Chapter 1149 of the Amherst Codified Ordinances.


3. Mr. Berezney motions to move into deliberative session, seconded by Mr. Jeffreys. Approved 5-0


4. Mr. Jeffreys motions to move back into regular session, seconded by Mr. Valenti. Approved 5-0

5. Approval of minutes from July 26, 2017. Mr. Anderson motions to approve the minutes as submitted, seconded by Mr. Valenti. Approved 5-0

6. Next scheduled meeting will be September 27, 2017 at 6:30pm.

7. Adjourn: Motion made to adjourn at 6:45pm. Approved 5-0

 9/5/17  
Terry Tomaszewski, Chairman      Date

 9/5/17  
Tammy Paterson, Secretary      Date