

1 BEFORE THE ORANGE TOWNSHIP
2 BOARD OF ZONING APPEALS
3 - - -
4 :
5 In the Matter of: :
6 Public Hearing - :
7 Conditional Use :
8 Application, :
9 Variance Application. :
10 :
11 - - -
12 PROCEEDINGS
13 before Members of the Orange Township Board of
14 Zoning Members; Chairman Kelvin Trefz,
15 Vice-Chair Sue D. Ross, Stacey Neff, Joe Pax
16 and Nikolas McCoy, held at Orange Township
17 Hall, Moffett Room, 1680 East Orange Road,
18 Lewis Center, Ohio, called at 6:00 p.m. on
19 Thursday, January 16, 2025.
20 Also Present:
21 Eric Gayetsky,
22 Senior Zoning Officer,
23 Philip Ambler,
24 Zoning Compliance Officer.
 - - -

1 - - - - -

2 P R O C E E D I N G S

3 - - - - -

4 CHAIRMAN TREFZ: I'll call the BZA
5 meeting to order. Anyone who intends to
6 testify, please raise your right hand and be
7 sworn.

8 Do you solemnly swear that the
9 testimony you shall give shall be the truth,
10 the whole truth and nothing but the truth;
11 state I do.

12 AUDIENCE: "I do."

13 CHAIRMAN TREFZ: When you come up
14 to testify and please state your full name,
15 address and affirm that you've been sworn in.
16 Thank you.

17 MR. GAYETSKY: Good evening, Board
18 of Zoning Appeals Members. Thanks for your
19 participation.

20 And we know that on this first
21 meeting of the 2025 year, we're going to have
22 a couple new cases. Both of those are related
23 to the property that is owned by Nissan North,
24 but they are separate parcels. So you

1 probably already noticed that they will be
2 done as two separate cases corresponding to
3 those parcels.

4 And then after the items of new
5 business, we will be doing a training. And
6 it's great to see an alternate as well here
7 tonight. I think the training will be a
8 wonderful session. It's an excellent
9 opportunity to ask questions, if you've
10 prepared those, or think of those between now
11 and the start of the training. And it will
12 also involve a presentation of our Township
13 legal representative, Julie Donnan, will be
14 present. She'll be arriving here within the
15 hour to read that portion of the meeting, so
16 we have that to look forward to here in just a
17 little bit.

18 Alright. Well, I think that with
19 this being a New Year meeting, technically the
20 first item of business is going to be the
21 election of the Chair and Vice-Chair, so I'm
22 not sure if you wanted to have any discussion
23 amongst yourselves, but your next again
24 decision is to elect the Chair and the

1 Vice-Chair. Take it away, Kelvin, with the
2 discussion.

3 CHAIRMAN TREFZ: Is there any
4 nominations for Chair?

5 MS. NEFF: Well, we have a new
6 Member.

7 CHAIRMAN TREFZ: Well, yes, we
8 should --

9 MS. NEFF: Maybe he would like to
10 introduce himself.

11 MR. GAYETSKY: Let me bring our
12 new Member into the --

13 MR. MCCOY: I don't want to be
14 Chair or Vice-Chair.

15 MS. NEFF: Surprise. (Laughter.)

16 MR. GAYETSKY: That helps us.

17 This is Nikolas McCoy. Nikolas is our new
18 regular Member. We apologize, we're still
19 working on his name tag, but we do promise to
20 have that here in the next meeting. But
21 Nikolas McCoy, thanks for being here tonight.

22 MR. MCCOY: Yeah, please refer to
23 me as Nick; otherwise, I think you're my
24 mother and I'm six again.

1 MS. NEFF: It's very nice to meet
2 you.

3 MR. MCCOY: Nice to meet you.

4 CHAIRMAN TREFZ: Thanks for being
5 here.

6 MS. ROSS: Do we need to do roll
7 call before nominations?

8 MR. GAYETSKY: Sure, let's take
9 roll. Okay. I'm going to go ahead. Alright.

10 Mr. Trefz.

11 CHAIRMAN TREFZ: Here.

12 MR. GAYETSKY: Ms. Ross.

13 MS. ROSS: Here.

14 MR. GAYETSKY: Ms. Neff.

15 MS. NEFF: Here.

16 MR. GAYETSKY: Mr. Pax.

17 MR. PAX: Here.

18 MR. GAYETSKY: And Mr. McCoy.

19 MR. MCCOY: Here.

20 MR. GAYETSKY: Alright. So now we
21 are back to the Chair vote discussion.

22 MS. ROSS: I nominate Mr. Trefz as
23 the Chairman for 2025.

24 MS. NEFF: Second.

1 MR. GAYETSKY: Alright. So Motion
2 made by Ms. Ross, seconded by Ms. Neff. Those
3 voting:

4 Ms. Ross

5 MS. ROSS: Yes.

6 MR. GAYETSKY: Ms. Neff.

7 MS. NEFF: Yes.

8 MR. GAYETSKY: Mr. Trefz.

9 CHAIRMAN TREFZ: I'll abstain.

10 MR. GAYETSKY: Mr. Pax.

11 MR. PAX: Yes.

12 MR. GAYETSKY: And Mr. McCoy.

13 MR. MCCOY: Yes.

14 MS. ROSS: Congratulations.

15 CHAIRMAN TREFZ: Thank you.

16 MR. GAYETSKY: Alright. With
17 that, we can move onto the Vice-Chair.

18 MR. PAX: I make a Motion for Sue
19 Ross for Vice-Chair for 2025.

20 MS. NEFF: I'll second that.

21 MR. GAYETSKY: Motion made by Mr.
22 Pax, seconded by Ms. Ross. Those voting:

23 Mr. Pax.

24 MR. PAX: Yes.

1 MR. GAYETSKY: Ms. Ross.

2 MS. ROSS: Abstain.

3 MR. GAYETSKY: Mr. Trefz.

4 CHAIRMAN TREFZ: Yes.

5 MR. GAYETSKY: Ms. Neff.

6 MS. NEFF: Yes.

7 MR. GAYETSKY: Mr. McCoy.

8 MR. MCCOY: Yes.

9 MR. GAYETSKY: Alright.

10 Congratulations. I'm going to make one small
11 change. I notice that we're short a
12 microphone here, so I'll give that to Mr. Pax.

13 Alright. So we'll move into the
14 first case for the evening, as mentioned at
15 the Nissan North site. And then, specifically
16 this property is located at 8600 North High
17 Street. This property -- well, I should
18 state, for the description the Applicant is
19 seeking four area variances from the Orange
20 Township Zoning Resolution to allow for four
21 wall signs to be above the allowed 15 feet,
22 three area variances to allow for Electronic
23 Messaging signs, one Conditional Use to allow
24 for a free-standing sign, and three area

1 variances to allow for a free-standing sign to
2 exceed the maximum allowed height and display
3 area. The subject property is owned by Nissan
4 North, Inc., and was previously the location
5 for Columbus Mitsubishi North. An Exterior
6 Modifications Permit No. 20240486 was approved
7 on December 13th, 2024 for the site to undergo
8 changes, including a modified parking area and
9 a 3,400 square foot building addition, as well
10 as material updates to the exterior.

11 So, for the surrounding area to
12 the north, the zone designation is
13 Incorporated Area in the City of Columbus.
14 The land use includes Commercial Use, which is
15 Pet Suites Worthington. To the south it's
16 also the City of Columbus, Incorporated, and
17 the land use is Multifamily Residential. To
18 the east, it's also a City of Columbus
19 Incorporated Area. The land use is Single
20 Family Residences. And to the west the zoning
21 is Planned Commercial and Office District, so
22 within the Orange Township jurisdiction. And
23 the land use is Nissan North, which is
24 existing dealership, as well as the U.S. 23

1 right-of-way.

2 So here's the close-in view, which
3 gives you an idea of those varying land uses
4 on the three sides, U.S. 23 to the left, and I
5 should say to the west, and then we'll see --
6 go to the zoomed-out aerial and you can get a
7 good idea of the City of Columbus bordering on
8 those three sides, and you can see the larger
9 property immediately to the west, which is
10 also Nissan North owned.

11 The next portion is the Staff
12 Review for Conditional Use. I will allow you
13 to refer to some of this text on the page, and
14 I will move down to the criteria that we found
15 most applicable.

16 So it starts with Criteria No. 3,
17 a determination that the proposed sign meets
18 all of the following requirements. Subsection
19 a, the sign is a monument freestanding sign.
20 The applicant is proposing a monument style
21 freestanding sign as shown in the Exhibit 1
22 below.

23 Subsection b, the maximum height
24 of such sign does not exceed 8 feet above the

1 average grade of the site and the sign is
2 located at the distance from any street
3 right-of-way line, as required. According to
4 Exhibit 1, the proposed sign will be 30 feet
5 above grade. The sign is proposed to be set
6 back 48 feet and 8 inches from the property
7 line adjoining the right-of-way off U.S. 23.
8 The sign exceeds the required height by 22
9 feet 0 inches, and a variance is requested.

10 Subsection c, the sign does not
11 have more than two sides or surfaces. The
12 sign as proposed will have two sides.

13 For d, the display area of any one
14 side or surface does not exceed one half of
15 the total display area permitted. The single
16 sign face totals approximately 99.4 square
17 feet, when only 64 square feet per face is
18 permitted. So a variance is requested.

19 For e, the total display area of
20 all surfaces does not exceed 32 square feet,
21 or a maximum of 16 square feet per side or
22 surface, when the sign is located 15 feet from
23 the primary frontage street right-of-way line.
24 For each additional one foot setback from the

1 street right-of-way line, and additional 8
2 square feet of total display area, or maximum
3 of 4 square feet per side or surface, will be
4 permitted up to a maximum of 128 square feet
5 of total display area, or maximum 64 square
6 feet per side or surface, as permitted. The
7 proposed two-sided sign will total
8 approximately 198.8 square feet. The sign
9 will be set back 48 feet from the right-of-way
10 along U.S. 23, so only 64 square feet per side
11 is permitted. That means a variance is being
12 requested here.

13 Down to g, no part of sign such
14 will be closer to any street right-of-way line
15 than 15 feet, nor closer to the property line
16 than the applicable building setback line, if
17 the adjoining property is in a Residential
18 District. The proposed sign will be set back
19 48 feet from the street right-of-way line,
20 which meets the standard.

21 That is the extent of our
22 responses in that Conditional Use 22.04(a).

23 We will direct your attention to
24 the Exhibits. They're all taken out of the

1 Applicant's materials. So this is Exhibit 1,
2 which includes a measurement from using our
3 engineering software, Bluebeam, and we were able
4 to come up with a measurement from the edge of
5 the right-of-way to where the proposed sign
6 would be, which is 48 feet and 8 inches. So
7 you heard that described a couple times in the
8 previous section.

9 Moving on to Exhibit 2. This is
10 the monument sign that is being proposed.
11 This is being proposed to replace that smaller
12 existing sign, so you can refer to that.

13 Alright. So we're going to move
14 along from the Conditional Use Review to the
15 Variances Review. This does include a number
16 of variances. Again, this is for the monument
17 sign.

18 So, the first variance would be
19 the sign height is a variance from Section
20 22.049(a)(3)(b). So the text here states, the
21 maximum height of such sign does not exceed 8
22 feet above the average grade of the site and
23 the sign is located at the distance from any
24 street right-of-way line, as required. The

1 proposed sign would have a height of 30 feet 0
2 inches, which exceeds the requirement by 22
3 feet 0 inches. This is roughly, and again,
4 this is -- the math is a little bit different
5 here, but you generally like to see the
6 percentage request. So this is roughly a 275%
7 variance request from Section 22.04(a)(3)(B).

8 For the next variance, this
9 section is the Sign Display Area. The
10 variance is from Section 22.04(a)(3)(d). The
11 display area of any one side or surface does
12 not exceed one half of the total display area
13 permitted. The single sign face totals
14 approximately 99.4 square feet, when only 64
15 square feet per face is permitted. This is a
16 roughly 155% variance request from Section
17 22.04(a)(3)(d).

18 For the sign display area, that is
19 the third variance to the sign, and it's a
20 variance from Section 22.04(a)(3)(e). And I
21 will allow you to refer to that text, which we
22 had previously described in the Conditional
23 Use Section, but essentially that the two
24 sides may only total up to 128 square feet.

1 The proposed two-sided sign will be
2 approximately 198 and 8/10 square feet, or
3 198.8 square feet. The sign will be set back
4 48 feet and specifically 8 inches from the
5 right-of-way along these 23, so only 64 square
6 feet total per side is permitted. This is a
7 roughly 155% variance request from Section
8 22.04(a)(3)(e).

9 Okay. So now we will move along
10 from the monument sign to the wall sign
11 review. This is the Staff Review of, again,
12 the four permanent wall signs. We'll start
13 with -- and all of these are facing the west,
14 the west side. When we describe the signs,
15 we're generally referring to the letters, the
16 lettering on them.

17 So for Exhibit 2, that's Wall Sign
18 A, the North letter. We did run this through
19 Bluebeam as well to get the exact measurements
20 for the heights. And so this is an area
21 variance from 22.03. 22.03 states, and I'll
22 jump down a little bit, such signs shall be
23 located on or along the wall of such building
24 which faces a street, parking lot or service

1 drive, and shall be located no more than 15
2 feet above finished grade, or the height of
3 the ceiling of the first floor of the
4 building, whichever is less. So Bluebeam
5 measurement is 23 feet and 1/2 inches. The
6 applicant is proposing Wall Sign A to be
7 placed at a height of 23 feet and 1/2 inches.
8 A variance of 8 feet and 1/2 inches is being
9 requested. This represents a roughly 53%
10 variance request from Orange Township Zoning
11 Resolution Section 22.03.

12 For the second of the four wall
13 signs, that's Wall Sign B. That's the Nissan
14 logo. And then that wall sign the applicant
15 is proposing to be placed at 25 feet and 0
16 inches. A variance of 7 feet and 5 inches is
17 being requested. This represents a roughly
18 49% variance request from Orange Township
19 Zoning Resolution Section 22.

20 The next sign is Wall Sign C with
21 Nissan lettering, and that would be measured
22 at 23 feet and 5 inches. The applicant is
23 proposing Wall Sign C to be placed at a height
24 of 23 feet and 5 inches. A variance of 8 feet

1 and 5 inches is being requested. This
2 represents roughly a 56% variance request from
3 Orange Township Zoning Resolution Section 22.

4 For on the fourth of the wall
5 signs, Wall Sign D, that is the Service
6 lettering. The Bluebeam measurement here was
7 22 feet and 11 inches. The applicant is
8 proposing that Wall Sign B to be placed at a
9 height of 22 feet and 11 inches. A variance
10 of 7 feet and 11 inches is being requested.
11 This represents a roughly 53% variance request
12 from Orange Township Zoning Resolution Section
13 22.

14 Exhibit 6 is just informational,
15 so you could visualize all of the signs on the
16 building front together. Alright. So we're
17 through most of the variance requests.

18 The last three pertain to three
19 electronic message board signs. They are
20 mounted to the wall, proposed to be mounted to
21 the wall, but they have that LED component
22 where they can be programmed to basically
23 provide a number of -- whatever needs to be
24 shown, it looks like with regard to direction

1 in this case, because they are located above
2 the future glass door egress points.

3 So, this is an area variance from
4 Section 22.05, Prohibited Signs. The
5 following sign, so this describes that the
6 following sign shall be prohibited in Orange
7 Township. And in Subsection b, signs not
8 otherwise specifically authorized by this
9 Resolution. So EMC is not authorized
10 specifically by the Zoning Resolution, so the
11 applicant proposed an electronic message
12 center.

13 This is the first of the three.
14 On the left side, I did put those red circles
15 for your familiarity, but you can move that
16 over the garage door entrance and it does not
17 comply with the above referenced Zoning text.
18 Moving on to the center located one, it's the
19 same essentially here. The applicant
20 proposing an electronic message center in the
21 center, which is circled, to be added to the
22 west facade, which does not comply with the
23 above referenced Zoning text. And finally,
24 the right located one above the right garage.

1 The applicant is proposing an electronic
2 message center on the right side, which is
3 circled, to be added to the west facade, and
4 it does not comply with the above referenced
5 Zoning text.

6 There is on the next page again
7 informational. It gives you a general idea of
8 what these signs may look like when they're
9 rendering their graphics.

10 Exhibit 9 is a summary of actually
11 both properties, but we included it because it
12 describes some of the differences between
13 existing signs on site and the area of those,
14 as well as the proposed signs. And the
15 applicant may be going into some more detail
16 on this, if you have any questions. That does
17 it for the Staff Review.

18 The next text relates to the
19 Conditional Use Board Analysis and possible
20 Motions. And then after that, the Area
21 Variance Board Analysis and possible Motions.

22 CHAIRMAN TREFZ: Would the
23 applicant like to talk with us?

24 MR. ONEY: Yes.

1 CHAIRMAN TREFZ: Is he going to
2 need a mic.

3 MS. NEFF: Eric, do we need to
4 share a mic?

5 MR. GAYETSKY: If you wouldn't
6 mind going back and forth so that we can make
7 sure that we can hear. Thank you.

8 MR. ONEY: My name is John Oney. I
9 have been sworn in. My address is 49 East
10 Third Street, Columbus, Ohio. So, thank you
11 for having us tonight. I know you heard the
12 presentation, and thanks for allowing us to
13 speak before we go into the discussion and
14 Motions. But we felt it really important to
15 go over our Comprehensive Plan for both sides
16 of the street, for both the buildings and the
17 signage to kind of unify everything.

18 I would say, first of all, I've
19 been in business 45 years as an architect.
20 I've done a lot of projects in Orange Township
21 and a lot with Tom Carpenter and Nissan North,
22 and it's been a pleasure to see both of you
23 grow in a very first class way. From when I
24 drove up to the north lake area every weekend

1 and to see this corridor grow, it's certainly
2 wonderful things, so thank you.

3 So Tom Carpenter is the owner of
4 Nissan North. During his 42 years of
5 ownership, the dealership has grown into the
6 most successful and long-lasting business. I
7 think it's truly an anchor in Southern Orange
8 Township. I also have Steve Bustsko from
9 Branham Sign Company to help prepare this
10 application. And I would like to apologize
11 for the lengthy application, but we felt it
12 necessary to include everything we might
13 discuss tonight.

14 We do feel we have special
15 conditions that exist for the Variance
16 approval. I do think our situation is unique
17 due to our longevity and our current
18 grandfathered signs. We realize that this is
19 a big ask, but we feel that the special
20 conditions exist that warrant your
21 consideration. Most importantly, we feel
22 strongly that we are not creating an unwanted
23 precedent, but rather bringing it to the table
24 and a resolution for all the parties.

1 Just a brief description of Nissan
2 North's history. It's been at this location
3 for over 50 years. It's consistent in one of
4 the top five dealers in the United States
5 central region of the Nissan dealers. And
6 just for Tom personally, he's been the owner
7 for 42 years and he's taken I think a little
8 leap of faith in a five-million-dollar
9 expansion to upgrade and make this more
10 friendly for customers to really succeed in
11 this location for the next 50 years.

12 We do have a couple goals, and
13 I'll get -- we do have a few slides. You
14 already have them up, that's good.

15 MR. GAYETSKY: Feel free to direct
16 us.

17 MR. ONEY: Comprehensive goals,
18 number one, the first one is dealing with both
19 the campus and the architecture of the
20 buildings. If you go back to the Site Plan
21 slides, that is our site -- right there. Our
22 Comprehensive Plan is to deal with both sides
23 of the street. And then there was a
24 Mitsubishi dealer for a while after the Saturn

1 stores were -- I don't want to say they threw
2 him under the bus, but, you know, he invested
3 a lot and in the end it didn't work. So he
4 tried the Mitsubishi dealerships. That was
5 good for a while. But in the main picture,
6 the aircraft carrier we feel has always been
7 there is the Nissan stores. So, the
8 Comprehensive Plan is to move the Nissan
9 store, the old, dated building from the west
10 side to the east side. And the bones of the
11 Saturn store are very good and we'll renovate
12 that into the new dealership as sort of the
13 center. The west side of the street would
14 become the preowned sales center. There's
15 obviously -- I think the body shop still is on
16 that side as well, but we would be renovating
17 both the buildings for Nissan. So, it's ten
18 acres. It's five acres a side. We actually
19 have a 370 foot frontage on the east side and
20 I think 610 feet of frontage on the west side.
21 A thousand square feet of frontage is what we
22 control. And we really want to clean that up
23 to unify it.

24 The site location is -- if you go

1 to the other slide real quick. And I know we
2 touched on this. Go back, there. The east
3 side has been gobbled up by Columbus. We're
4 still in Orange Township and wish to stay
5 there. We're kind of like an island there on
6 the east side. We've got other constraints
7 that, unfortunately, the City of Columbus have
8 invaded our contiguous areas around there.

9 On the next slide, kind of again
10 it shows your Zoning map. Our sites are
11 really in the southern tip of Orange Township.
12 And I think we've demonstrated we've got a
13 pretty nice anchor there to stay in Orange for
14 last 50 years, and that's our intent to stay
15 there as well. We are, you know, gobbled up
16 by the Metro Park and then to the east is the
17 City of Columbus.

18 So back to our plans for the
19 dealership. If we go back to these elevation
20 slides, keep going there. So on the east
21 side, this was the old Saturn store. Our
22 plans are to get rid of the 20 by 50 foot they
23 call it a porte-cochere. We don't need it. Some
24 guy had a strange idea that it would nice to

1 walk underneath it. It's really kind of an
2 entry piece that I don't know what good it
3 does. We're going to get rid of that and get
4 rid of the, to the left there the 20 by 20
5 delivery module and create a new showroom
6 extension that will be about 30 feet and get
7 rid of really the east, the old glass, the
8 chairs and all of that stuff out front. And if
9 you go to the next slide, we'll kind of see
10 what that new version is. It's really just a
11 very clean, simple look, a nice showroom glass
12 with the volume they view increasing. It's 200
13 feet back, so we really do need, from the
14 right-of-way, so we do need a presence there
15 of that nice showroom glass. Where you see
16 the red italic is where it will direct you to
17 the entry. You can barely see the service to
18 the right, which again is why we -- that's a
19 little more than 200 feet back, which is why
20 we really need to direct those people into the
21 site.

22 So on the next side, this is the
23 current dealership on the west side of the
24 street. I think there's nine building signs,

1 seven on this building and two on the existing
2 preowned building. We're reducing that to
3 two. There's three pylon signs. We see the
4 one there that's been there for a long time,
5 and there's two more, but the new elevation is
6 in the building. If you can go to the next
7 slide, there's the old, kind of cluttered,
8 three different appearances of the sign. No
9 really huge, dramatic entry piece that you see
10 on the right, but just a very clean-stated
11 thing. The architecture, the materials and
12 the sign is all meant to be consistent with
13 the new dealership to be silver and that it is
14 unified.

15 So, getting to our sign plans. We
16 tend to clean the buildings up. And we really
17 think it's important -- can you kindly move to
18 the next screen. Obviously, and you all
19 remember this sign. I'm old enough to
20 remember all them. It was Ryan Motors, then
21 it was Datson, then it was three different
22 versions of Nissan. I think that goes down
23 even more -- well, looks like this one might
24 be on there as well to where it currently is

1 today. So, that's there, along with two other
2 signs that are further north on the
3 dealership.

4 We really feel and promote -- U.S.
5 23 is obviously blowing up. It's got,
6 according to ODOT 53,000 daily trips. We got
7 five lanes of traffic that's very congested
8 and there's the possibility of 50 to 60 miles
9 an hour. And it's really important for us to
10 -- our challenge is to really early on in that
11 environment to see where you're going. And if
12 we had to leave the signs to the west and to
13 the east, people are going to turn the wrong
14 way and then they're going to cross five lines
15 of traffic. And a concern of ours is to
16 totally avoid that. So we're offering to
17 really remove all of the signs, all three,
18 especially 51 and make a lower sign. We also
19 feel it's important on the east side to make
20 the sign a little more prominent because
21 that's the main leadership.

22 And I'm -- we drive that so often
23 that it is -- there is a need to identify it
24 earlier. Our building is 200 feet back. The

1 building signs aren't really -- they're not
2 going to see Nissan on that pylon sign. This
3 is what we were proposing. It is taller than
4 existing 17 foot sign that's there. But our
5 proposal is to make this 30. If you look at
6 the night picture as well, that top piece is
7 illuminated. You know, all of the signs that
8 you saw, most of these are very big letters,
9 very big logos. This little letter is just very
10 understated. It's kind of like the Coke can --
11 it's very subtle, but it's very effective. So,
12 that's the signs on both sides of the street,
13 simplified, look small, letters are smaller than
14 those.

15 So, to look at really what we
16 have, we've done four street view signs. This
17 is looking northbound, where you see on the
18 left the pylon sign. There's two other signs
19 further north. You can see the preowned
20 building, the proposed preowned building, but
21 really the main dealership is lost. It's not
22 there. All you have is the pylon sign there.
23 If you go to the next slide, this again just
24 shows you that I guess the cluttered look at

1 that existing building where there's signs on
2 both sides of the building, plus the front. I
3 think there's seven signs on that building and
4 we're going down to two. And then that pylon
5 sign again that will be -- one more slide.
6 Those two signs will be gone totally. Again,
7 it will go from three to one pylon sign on
8 this building.

9 The last slide I got is really
10 just this is really more of a concerning for
11 us heading south, southbound. You see the pet
12 sign that's in the City and that's 100 and, I
13 think, 68 foot square feet. It's 25 foot
14 tall. We see the mature trees that we have
15 both along the north and south. It's really
16 difficult leaving 17 foot pylon sign to
17 identify the main dealership because you can't
18 see it. So, heading there our concern is to
19 get rid of the big sign on the west that you
20 see sticking up in the air and make that a
21 sign and have a little higher sign on the east
22 to make sure that's identified as the main
23 dealership.

24 So, that's kind of the

1 comprehensive plan of how we want to make this
2 for the next 50 years. I'd just like to say
3 our firm has got auto dealerships almost 95%
4 in our region. It's kind of what we've done
5 for 45 years. And Tom, we've always had a lot
6 of projects with you. And I'd just like to
7 say that all auto dealerships and dealers I've
8 worked with, he's one of the most trustworthy,
9 respected people I've dealt with, so it's fun
10 to work with him. So Tom is here tonight.
11 He's coming from Kentucky tonight. And he'd
12 like to say a few words or comments before we
13 get into the discussion. I'm sorry that it
14 got so lengthy, but I felt I needed to give
15 you a comprehensive view. Thank you.

16 CHAIRMAN TREFZ: Thank you.

17 MR. CARPENTER: My name is Tom
18 Carpenter and my address is 8600 North High
19 Street. And I affirm that I have been sworn
20 in.

21 I'm the original owner of Nissan
22 North. We purchased the dealership in 1983.
23 And I'm proud to say that I've been part of
24 the Orange Township business community now for

1 42 years. As John said, we know this is a big
2 ask for this Board to approve. I believe the
3 circumstances in our case are unique and your
4 approval will not set an unwarranted
5 precedent.

6 Here are my reasons. Number one,
7 our business has been operating at this
8 location for over 50 years. Our existing,
9 freestanding signs have been grandfathered
10 over time, and therefore, are legally
11 permitted. Number two, during my ownership,
12 our business has expanded to both sides of
13 Route 23 and we now encompass a total of 15
14 acres, because we have the property to the
15 south of the Nissan dealership on the west
16 side of the street as well. Number three,
17 during this time, the City of Columbus has
18 encroached upon Delaware County to the point
19 that we are almost surrounded by the City on
20 our east side. We're virtually -- our parcel
21 on the east side is surrounded on three sides
22 and up to this point, the annexation into the
23 City of Columbus has been stopped by Route 23
24 to the west. And it is our intention -- we do

1 not want to leave Orange Township. Number
2 four, our business pays a substantial amount
3 of real estate taxes every year. In fact, in
4 2023 we paid over \$215,000 to Delaware County
5 for our 15 acres of land to build. And this
6 expansion will actually make that amount much
7 higher in the future. Number five, we need
8 these signs to identify our business and
9 direct our customers clearly and safely. And
10 this plan, we feel, will actually result --
11 accomplish that goal and result in fewer signs
12 and be much more visually attractive. And
13 finally, we want this five-million-dollar
14 expansion to be the standard for the next 50
15 years and to anchor us firmly in the Orange
16 Township's future growth.

17 I thank you very much for your
18 consideration. And again, John did apologize
19 it was so lengthy, but it really had to be to
20 do it all in one package. And I encourage you
21 to ask any questions for either of us, and
22 we'll try to address any of the concerns that
23 you may have. Thank you very much.

24 MR. ONEY: One last thing I wanted

1 to add. Eric, if you would put that on the
2 screen. So, we did a sign comparison of what
3 we have. Pylon number one you see there is
4 the existing pylon signs of what heights are
5 existing, what areas are existing. And we did
6 proposed signs of what heights are existing,
7 what areas are existing. You will see on your
8 sheet under the Nissan preowned proposed sign,
9 it should say 30 pylon, not 25.

10 So, Item 3 really gives us a
11 comparison of what we have now and what we'd
12 like to propose at the end of our
13 Comprehensive Plan. The number of signs would
14 be reduced 50%. The maximum sign height will
15 be decreased 42%. The combined sign height of
16 all the signs will be decreased 48%. And the
17 maximum sign area will be decreased 34%, and
18 the combined sign area would be reduced 49%.

19 In addition to that, we wrote off
20 three square feet of total property signs for
21 each linear feet that we have. On the east
22 side we have a variance of 1,100 square feet
23 allowed. We're proposing 372 total of all
24 exterior signs with a 67% reduction, it was

1 allowed, I think. On the west side, we have
2 610 linear feet. So that gives us 1,830
3 square feet of allowable total signs. We're
4 proposing a 92% reduction on the Nissan
5 building. There is a Crash Champion sign
6 there, I think it's about 150 square feet.
7 So, we made an 84% reduction in what's
8 allowed.

9 So both pylon signs and building
10 signs, from what we got today to what we're
11 asking, we do need variances to achieve this,
12 and I think we've tried to give you reasons
13 that we feel appropriate, but it's a
14 significant reduction and it does meet our
15 needs. Thank you. We'll answer any
16 questions, Tom and I.

17 MS. NEFF: I have a couple
18 questions, but one is kind of a side question.
19 It's not really related directly to my
20 decision. But, I love that you have the
21 50-year-plan with the campus in mind. Do you
22 foresee -- I believe I might be wrong, but I
23 thought I heard Nissan Honda have some stuff
24 going on. Do you foresee any changes over the

1 next couple of years and needs for signage or
2 adjustments to that as a result of those
3 relationship changes?

4 MR. CARPENTER: Actually, we hope
5 that does go through because that will help
6 both manufacturers in a lot of ways,
7 but they've made it -- the point clear, and
8 this would take probably three years before it
9 would be even finalized, but they --
10 especially in the United States, which is
11 their primary market, they're both worldwide
12 companies, but they will not do anything to
13 disrupt the current dealer network.
14 Especially Honda is so strong in this market
15 with the manufacturing plant, and that is part
16 of the agreement that they will still -- what
17 they'll utilize is their research development
18 and share some certain things amongst them,
19 but the brands will be left intact, as we
20 understand it.

21 MS. NEFF: So no additional changes
22 on the horizon. That's helpful.
23 Thank you.

24 MR. CARPENTER: No ma'am.

1 MS. NEFF: And then my other
2 question was, looking at Exhibit 2, this sign.
3 I agree -- I travel that road every day, agree
4 with the need for some signage, especially
5 when you're going south to see that, but it
6 looks really bright with that red. We have a
7 new business up north off of 23 with some red
8 lights in it. It's very jarring. I'm just
9 curious of your thoughts on that. Because that's
10 illuminated at night, right?

11 MR. ONEY: Yeah, but I'm not sure
12 about operation and hours and time clocks, but
13 hours of operation, when they're not open, I'm
14 not sure if those could be dimmed or not.

15 MS. NEFF: Okay.

16 MR. ONEY: I know they certainly
17 would want them on in their hours of
18 operation. Again, only the -- is bright is
19 the top portion that's illuminated. It's not
20 all the way up the ground when you see that,
21 the whole pole, I guess.

22 MR. PAX: One clarification I
23 wanted to make on that question. The west
24 side property, the two signs that were there

1 for the used lots, those will be removed; is
2 that correct?

3 MR. ONEY: Yes, that's correct.

4 MR. PAX: And then the one large
5 monumental. Is there any monument signs that
6 are going be installed on that west side?

7 MR. ONEY: It would be one
8 monument sign. Where the 51-foot tall sign is
9 now, directly where the preowned -- new
10 preowned dealership will be, it will be in
11 front of the preowned, so that will be how we
12 identify the preowned. It will be the one.

13 MR. PAX: I think I missed that
14 one on -- I'm looking through the graphics and
15 I'm just trying to determine.

16 MR. GAYETSKY: Understood. And
17 that particular will be discussed in the
18 second case. I did want to make a
19 clarification that that's on the other parcel.
20 You haven't heard that Staff Report yet, so
21 that will be discussed here with the next
22 case.

23 MR. PAX: Frankly, that just helps
24 me in my disposition of this case and

1 consideration of the building moved back what
2 the existing conditions are on the west,
3 impact at least my interpretation on this. So
4 it's kind of I'm evaluating my response to
5 this application based upon -- there's a bit
6 of a predicate there that I'm -- that
7 influences my -- at least the experience of
8 going down 23 with the signs that are being
9 moved and what's being proposed in relation to
10 this 30-foot monument sign.

11 MS. NEFF: Are we allowed to hear
12 the second one or do we need to make a
13 decision on the first one before we hear the
14 second one? We always ask you the tricky
15 questions, Eric.

16 MR. GAYETSKY: Sure. Yeah, that
17 one is not an everyday -- this is not an
18 everyday situation, of course, with two
19 separate parcels, but similar campus -- or the
20 same campus rather. We will need to make
21 decisions on the variances, but the
22 possibility for the applicant to request
23 continuances on any of the variances that's
24 there, that would be up to them to decide if

1 they wanted to request those continuances, if
2 they felt like you as a Board were not willing
3 to move forward with any of the approvals. So
4 ultimately, that's up to them to request those
5 continuances. But since the order of the
6 cases is set, I don't think we would have the
7 ability to go back in time and start talking
8 about the second case before we decided on
9 those variances before you.

10 MS. NEFF: So, are you saying we
11 could continue the first case til we hear the
12 second case and then decide on both? Or was
13 that what you were implying?

14 MR. GAYETSKY: No. The
15 continuance takes place to a future meeting.

16 MS. NEFF: Okay.

17 MR. GAYETSKY: We wanted to just
18 hold that thought. We do have the benefit of
19 having Julie Donnan amongst us. If Julie, you
20 wanted to add anything to what I just said,
21 please feel free.

22 MS. DONNAN: Good evening,
23 everyone. I'm Julie Donnan. I'm with
24 Brosius, Johnson and Griggs. I'm legal

1 counsel for the Township. I'm here for the
2 training, but walked in and this seems like a
3 possible question. Just so I'm up to speed,
4 it sounds like you have two cases before you,
5 same applicant?

6 CHAIRMAN TREFZ: Yes.

7 MS. DONNAN: But different
8 variances.

9 MS. NEFF: Different sides of the
10 road.

11 MS. DONNAN: Different sides of
12 the road. Okay. So it is not uncommon, and
13 quite frankly it is in the case of efficiency
14 to basically hear -- you can hear both almost
15 at the same time. It sounds like you may have
16 some questions related, you know, they can be
17 intertwined. You would have to render
18 separate decisions. But if the -- it sounds
19 like the applicant has kind of made their way
20 through the first application, if you want
21 them to move through the second application,
22 that would be fine. And then the Board can
23 then make decisions separately on both of
24 those, so I hope that's helpful. Okay.

1 MR. CARPENTER: I don't know if this
2 is appropriate. We would be willing to, if
3 discussions are mainly on the pylon signs,
4 would you be willing to maybe table them and
5 make Motions on the other things and come back
6 to that after those decisions, or if that
7 would help people. We would like to hopefully
8 gain approval tonight and not do
9 continuations. We're underway, bright and
10 early is the time to do this. So, we do
11 everything we can that's within your rules and
12 procedure that we've discovered.

13 MS. NEFF: Yeah, I think we just
14 want to hear the second.

15 MS. ROSS: Julie, we could just
16 hear the second Staff Report at this time?

17 MS. DONNAN: At this time, yes.

18 MS. NEFF: Yeah. Okay.

19 MR. MCCOY: Can I ask a
20 definitional question of the gentlemen here
21 first. Sir, when you talk about your sign
22 comparison, that chart that you have, that
23 sign comparison chart, if I'm not incorrect
24 here, is the same in both variance

1 applications, correct? It's covering both
2 properties on both sides of the --

3 MR. CARPENTER: Yes. I totaled
4 both the east and the west both existing and
5 proposed.

6 MR. MCCOY: Okay. And when you
7 refer to a monument sign, you're talking about
8 the block monument monolithic, sort of what I
9 see.

10 MR. CARPENTER: Yes.

11 MR. MCCOY: And a pylon sign is a
12 pole or no?

13 MR. CARPENTER: Sorry. it's a
14 monument -- what I call pylons are those.

15 MR. MCCOY: Okay.

16 MR. CARPENTER: Yes. The two that
17 are proposed, there's only two, they move up
18 -- that design that Stacey just held up. One
19 is 30 feet and one is 25 foot.

20 MR. MCCOY: But they look exactly
21 the same thing?

22 MR. CARPENTER: Yes. Correct.

23 MR. MCCOY: Okay. Except one
24 probably says preowned?

1 MR. CARPENTER: Yes.

2 MCCOY: Okay.

3 MS. ROSS: Does it actually say
4 preowned? I think they're exactly the same.

5 MS. NEFF: I think they're the
6 same, just smaller, right?

7 MR. MCCOY: Same but smaller.
8 Okay. And then on the one we're talking
9 about, we're on the east side of 23, the old
10 Saturn, Mitsubishi dealership, the Mitsubishi
11 sign is a sign shaped similar to these, but
12 smaller?

13 MR. CARPENTER: Yes, less sign.
14 I think it's 17 feet 10 inches, if I recall
15 correctly.

16 MR. MCCOY: Okay. And then the
17 Nissan signs on the west side are pole signs.

18 MR. CARPENTER: Yes, three pole
19 signs.

20 MR. MCCOY: Okay. I'm very
21 visual, but I appreciate your presentation
22 being very visual for me to understand what's
23 going on. Thank you.

24 CHAIRMAN TREFZ: I have a question

1 just for the audience, is there anybody else
2 that wishes to talk on this topic? Okay.
3 Then we'll go ahead and proceed with the Staff
4 Report on that -- because there are some
5 similarities.

6 MR. GAYETSKY: We have the
7 clarification that you can do the variances
8 one piece so it's quite useful. And I will
9 take it from the top of the second Staff
10 Report.

11 So, this description, this is for
12 the West parcel, which is located at 10140
13 Columbus Pike. This lot size approximately
14 5.57 acres, zoning Planned Commercial Office
15 District. For the description, seeking two
16 area variances from the Orange Township Zoning
17 Resolution to allow for two wall signs above
18 the allowed 15 feet zero inches, and one
19 Conditional Use to allow for a freestanding
20 sign, and also three area variances to allow
21 for a freestanding sign to exceed the maximum
22 allowed height and display area. The subject
23 property is owned by Nissan North. It
24 includes multiple commercial buildings for new

1 car sales currently, as well as an auto body
2 repair and used car sales.

3 The surrounding area, we'll go
4 through this quickly. Looking to the north,
5 the zoning district is Farm Residential
6 District. The plan use is Single Family
7 Residences, and I think that should be
8 singular. That's a single family residence on
9 a large parcel. Direction to the south, the
10 zoning is open space and park land owned by
11 Metro Parks, as well as Planned Commercial and
12 Office District even further to the south.
13 This land use includes, like I mentioned,
14 Columbus - Franklin County Metro Parks land,
15 Commercial Use. To the east of the zoning
16 district is Planned Commercial Office
17 District, that is car dealership land, as was
18 described. It's undergoing those site changes
19 and improvements, and had that exterior
20 modifications permit granted in December. And
21 to west is the Planned Commercial Office
22 District with various commercial uses there.

23 So the aerial view, switching our
24 attention slightly to west. On the west side

1 of U.S. 23 now the site, as I had described
2 it, several buildings, including Auto Body
3 Repair to the north, the existing new car
4 dealer on the south side, with 10140. And
5 that smaller building is, I believe, for used
6 car sales. Go to the zoomed-out view, there's
7 that parcel highlighted for your
8 clarification. Okay.

9 Just like the last Staff Report,
10 we'll start with the Conditional Use Section
11 and move along from there. Just like before
12 I'll come to Section 3, Subsection a, the sign
13 is a monument style freestanding sign. The
14 applicant is proposing a monument style
15 freestanding sign as shown in Exhibit 1 below.

16 For b, the maximum height of such
17 sign does not exceed 8 feet above the average
18 grade of the site, and the sign is located at
19 the distance from any street right-of-way
20 line, as required. According to Exhibit 1 and
21 2, the proposed sign will be 25 feet zero inches
22 above grade. The sign is proposed to
23 be set back 37 feet and 1 inch from the
24 property line adjoining the right-of-way of

1 U.S. 23. The sign exceeds the required height
2 by 17 feet and zero inches. And actually I
3 should quantify, it's by 17 feet and 1 inch.
4 No, I do need to make a correction. I think I
5 was referring to the setback. So, it should
6 be, it exceeds the required height by 10 feet
7 and zero inches. I do apologize, but that's a
8 25 foot height -- yes, 25 feet proposed
9 height. I came full circle with that. The
10 maximum thing that they are allowed is 8 feet,
11 so I did get it correct. It's 17 feet and
12 zero inches that they are requesting the
13 variance for. And I apologize, but that 17
14 feet and zero inches is correct.

15 The sign, for Section c, the sign
16 does not have more than two sides or surfaces.
17 The sign, as proposed, will have two sides as
18 shown. For Section d, the display area of any
19 one side or surface does not exceed one half
20 of the total display area permitted. The
21 single sign face total is approximately 69
22 square feet, when only 64 square feet per face
23 is permitted. That is a variance request
24 right there, just a slight variance request of

1 5 square feet.

2 This is a little bit larger text
3 like you saw last report, but to summarize,
4 the maximum permitted area for both sides of
5 the sign is 128 square feet. The proposed
6 two-sided sign will approximately total 138
7 square feet. That's for both sides. The
8 proposed sign will be set back 37 feet and 1
9 inch from the right-of-way line of U.S. 23, so
10 128 square feet total is permitted. The sign
11 does not meet the standard and a variance is
12 requested.

13 Subsection g, no part of such sign
14 will be closer to any street right-of-way line
15 than 15 feet, nor closer to any other property
16 line than the applicable building setback
17 line, if the adjoining property is in a
18 Residential District. The proposed sign will
19 be setback 37 feet and 1 inch. So that meets
20 the standard.

21 That is all of the responses for
22 the Conditional Use Section. Like we did for
23 in the last Staff Report we ran through and
24 took measurements specific to each of these

1 requests. I wanted to demonstrate -- it might
2 be a little bit difficult based on the ink,
3 but that shows, if you look closely, the 37
4 feet and 1 inch setback from the edge of the
5 right-of-way to the first monument sign. This
6 is informational in Exhibit 2 from the
7 Applicant's materials, which we had previously
8 discussed, but I wanted to ensure that you
9 could reference the existing sign next to the
10 proposed sign.

11 Exhibit 3, correction -- well,
12 moving to the Variance Request for the
13 monument sign, for the sign height the
14 variance from Section 22.04(a)(3)(b) is to
15 remind you of the maximum height of monument
16 sign in the Township is 8 feet above finished
17 grade, and the sign is looking at the distance
18 away from any street right-of-way line, as
19 required. The proposed sign would have a
20 height of 25 feet zero inches, which exceeds
21 the requirement by 17 feet zero inches. This
22 is roughly 260% variance request for
23 22.04(a)(3)(b).

24 The next variance is the Sign

1 Display Area. The variance being specifically
2 22.04(a)(3)(d). The display area of any one
3 side or surface does not exceed one-half of
4 the total display area permitted. The single
5 sign face totals approximately 69 square feet,
6 when only 64 square feet per face is
7 permitted. This is a roughly 107% variance
8 request from Section 22.04(a)(d).

9 The Sign Display Area, the total
10 display area of all surfaces shall not exceed
11 32 square feet, or a maximum of 16 square feet
12 per side or surface when the sign is located
13 15 feet from the primary frontage street
14 right-of-way line. For each additional input
15 setback from the street right-of-way line, an
16 additional eight square feet of total display
17 area, or maximum of 4 square feet per side or
18 surface, will be permitted up to a maximum of
19 128 square feet of total display area, or a
20 maximum of 64 square feet per side or surface,
21 as permitted. The proposed two-sided sign
22 will total approximately 138 square feet. The
23 sign will be setback 37 feet and 1 inch from
24 the right-of-way line along U.S. 23, so only

1 64 square feet per side, as permitted. This
2 is roughly 107% variance request from
3 22.04(a)(d).

4 And we're on to the final two
5 requests, which is for the new wall signs. So
6 for proposed wall sign, Wall Sign A with the
7 Nissan lettering, and the Bluebeam
8 measurement, that was 18 feet and zero inches.
9 Just to summarize, the Applicant is proposing
10 Wall Sign A be placed at 18 feet and zero
11 inches above grade. A variance of 3 feet zero
12 inches is being requested, which represents a
13 20% variance request from Orange Township
14 Zoning Resolution Section 22.

15 And moving on, the next sign would
16 be Wall Sign B Certified Preowned lettering.
17 And our Bluebeam measurement that was 17 feet
18 and 1 inch. The Applicant is proposing Wall
19 Sign A to be placed at a height of 17 feet and
20 1 inches. A variance of 2 feet and 1 inches
21 is being requested. This represents a roughly
22 14% variance request for Orange Township
23 Zoning Resolution Section 22. This diagram
24 here is for comparison or to see the entire

1 proposed front facade.

2 Exhibit 6, we've seen this Sign
3 Summary Table, and the Applicant had touched
4 on that, of course.

5 That is the extent of the Staff
6 Report. So you can refer to the Board
7 Analysis and example Motions and the pages
8 that follow.

9 CHAIRMAN TREFZ: Thank you.

10 MS. ROSS: I have several
11 questions. Well, first of all, I want to say
12 thank you for updating these buildings. I
13 think they look lovely. I think the fact that
14 they look like each other will be helpful to
15 people who go through this corridor and use
16 your services. And I just appreciate that.
17 We want you to stay in Orange Township. We
18 want you here.

19 As far as the very tall monument
20 signs go, when I look at -- you had an Exhibit
21 where you showed Pet Palace, or whatever it
22 is, and then looked southbound on 23, Columbus
23 Pike, and you can't see your sign down there.
24 Part of that, in my way of thinking, is it's

1 what it's white or silver and it blends in
2 with everything. It's still tall. It's still
3 wide, but it's not noticeable. I think the
4 red of your logo helps that immediately. It's
5 also so far back from the road. It's in the
6 parking lot -- both sides it's in the parking
7 lot of your businesses. And I think that's
8 kind of confusing as a -- as just looking at
9 all of these different examples. When you're
10 looking for something along the road, you're
11 usually looking for a monument sign along the
12 road, not within the parking lot. I'm just
13 assuming that you're placing it in exactly the
14 same place because your electric is there and
15 because that's where you want the sign. So
16 that's my one question is that, is that why
17 you want it placed in exactly the same place.

18 They're rather wide signs at the
19 base, wide enough for a car to hide behind.
20 And so I was wondering if you'd consider the
21 safety of having such a wide sign in your
22 parking lot.

23 And, you said that they're exactly
24 the same sign on each side of the street, only

1 one is taller than the other. And my question
2 is, in your application you said that you want
3 it so that it's very clear to people which
4 side of the road is your new sales and which
5 side is your preowned sales. And there is
6 nothing on these signs that helps me as a
7 consumer when I'm driving down the street to
8 know which side I want to go to. And so I was
9 wondering if that was something that you had
10 considered. Because that is -- if you're on
11 one side of the road and you need to be on the
12 other side of the road to get to the -- if
13 you're on the used side and you need to get to
14 the new side, you're taking your life in your
15 hands. And I know you don't, according to
16 your application, it doesn't sound like you
17 want that problem.

18 MR. CARPENTER: We couldn't agree
19 more. As far as the red, I think that will
20 make it more visible because it's kind of lost
21 in there. And I think for both sides, they
22 decided it would identify that easier. The
23 reason we placed the east sign where the
24 current monument sign is, is because it is

1 back far enough, 48 feet, where cars can pull
2 up into the side triangle. It's open and exit
3 and they don't have a car blocking -- or the
4 sign doesn't block what that view would be
5 because that traffic is moving fast. So it's
6 48 feet and 8 inches back. So although you
7 don't see as good, we think with the height and
8 the red at that location is going to be -- that
9 distance back it leaves for safe exit because
10 the side triangle will be able to identify it
11 as one. We want to identify -- I think we
12 don't know this with Nissan that we want to
13 pursue it. We have the red triangle or the
14 rectangle. There's the first blade below that I
15 think they'd allow us to do preowned on the
16 preowned sign. And we don't have an answer from
17 them, but that would be our preference because
18 then you do have -- you can't see the
19 buildings. You're moving too fast. And having
20 a little higher sign, more profit on the east,
21 and if we could add that little preowned strip
22 to the -- the one on the west, I think that
23 would be our ultimate goal. I just don't know
24 that we can do it yet

1 because we don't have -- you know, these sign
2 people they, you know, buy their sign, they
3 pay it for your lifetime. So, but if that
4 could be a condition, maybe that would help us
5 to get them to say let's do that.

6 MS. ROSS: And the same on the
7 west side of the street, you're placing in the
8 same place because that's where your utilities
9 are and --

10 MR. CARPENTER: Well, both sides,
11 yes. That's another point. That's where the
12 current conduits are running to. We could
13 move it, if that's the discussion. I just
14 think it's a good place because we can't move
15 closer to the street. And if you move back
16 too far, we get the -- you get your transports
17 coming in there and the whole wrap around
18 here.

19 MS. ROSS: I know that's a problem
20 there for you guys, anyway.

21 MR. CARPENTER: But there it --
22 that road is very wide because you can have
23 three lanes there, one the way to turn and one
24 is left. As you exit it's got two lanes,

1 which is good, which helps.

2 CHAIRMAN TREFZ: How did you
3 determine the height of each pylon on the west
4 and east?

5 MR. CARPENTER: Well, number one,
6 they'd have to -- we still want one higher
7 than the other. I think that's important.
8 And just from site lines, as you drive down
9 there, on both sides, mostly on the east side
10 of Columbus, there's a lot of different signs.
11 We've got mature trees on both sides and with
12 trucks and everything in the height it does
13 get lost in the shuffle, if there's semis
14 coming this way and you're out here. So the
15 higher sign we felt got a little bit above the
16 mess, but also it got rid of the thing that's
17 been there for 50 years. So we felt 30 to 25
18 was a good compromise to make what we feel
19 safe in and by dealerships to make a 50%
20 reduction in these sign heights.

21 CHAIRMAN TREFZ: Okay. Thank you.
22 Nick, anything?

23 MR. MCCOY: No.

24 MS. NEFF: Do you have any more

1 questions?

2 CHAIRMAN TREFZ: Think I'm good.

3 Okay.

4 MS. NEFF: Do we have to go back
5 to the original one?

6 CHAIRMAN TREFZ: Yeah, we have to
7 go back to the original one.

8 MS. ROSS: Is the Board interested
9 in private deliberations at all?

10 CHAIRMAN TREFZ: I was just going
11 to move that myself.

12 MS. ROSS: Okay. I move that we
13 move into private deliberations.

14 MR. PAX: Second.

15 CHAIRMAN TREFZ: Made by Ms. Ross,
16 seconded by Mr. Pax. Those voting:

17 Mr. Trefz.

18 CHAIRMAN TREFZ: Yes.

19 MR. GAYETSKY: Ms Ross.

20 MS. ROSS: Yes.

21 MR. GAYETSKY: Mr. Pax.

22 MR. PAX: Yes.

23 MR. GAYETSKY: Ms. Neff.

24 MS. NEFF: Yes.

1 MR. GAYETSKY: Mr. McCoy.

2 MR. MCCOY: Yes.

3 MR. GAYETSKY: Move into private
4 deliberations.

5 (Board entered into private
6 deliberations.)

7 - - -

8 MS. ROSS: I'll move that we
9 return to public session.

10 CHAIRMAN TREFZ: I'll second.

11

12 MR. GAYETSKY: Motion made by Ms.
13 Ross, seconded by Mr. Trefz. Those voting:

14 Mr. Trefz.

15 CHAIRMAN TREFZ: Yes.

16 MR. GAYETSKY: Ms. Ross.

17 MS. ROSS: Yes.

18 MR. GAYETSKY: Mr. Pax.

19 MR. PAX: Yes.

20 MR. GAYETSKY: Ms. Neff.

21 MS. NEFF: Yes.

22 MR. GAYETSKY: Mr. McCoy.

23 MR. MCCOY: Yes.

24 MS. ROSS: I just would like to

1 say, we do believe that this is a unique
2 application with unique problems and
3 solutions, and I believe that the decision we
4 make will show you how we considered that, how
5 we've taken that into consideration.

6 Typically high numbers like this in variance
7 percentage could be outside of something
8 acceptable, but we try to look at all of the
9 uniqueness of this site.

10 So, based on the testimony this
11 evening and the facts that we consider, I move
12 to approve Case No. VA-CU-2436 for the
13 property located at 8600 North High Street,
14 Lewis Center, Ohio, seeking a Conditional Use
15 from Orange Township Zoning Resolution Article
16 22.04(a) to offer the construction of a
17 monument sign in an area zoned Planned
18 Commercial and Office District, with the
19 condition, if possible, that they add the
20 street number to the sign for fire
21 identification.

22 MR. GAYETSKY: I think as far as
23 address numbers go, usually that's something
24 that's dictated by the Fire Department. There

1 is, I believe I mention in the Zoning Code,
2 that that be displayed somewhere visibly.

3 MS. ROSS: If I may explain.

4 MR. GAYETSKY: Sure.

5 MS. ROSS: Since there are two
6 businesses with similar looking buildings, one
7 on each side of the street, the similar
8 looking signs, when you consider that the
9 Columbus Fire Department, which is on Lazelle
10 Road, could run mutual aid on a large
11 commercial building, how do they know which
12 building to go to on a building that's 200
13 feet from the street, if there isn't a street
14 number out in front?

15 MR. GAYETSKY: That would be a new
16 condition for me, but it's up to the Board to
17 ultimately decide if they wanted to apply the
18 condition. So, you know, if that's the
19 Motion, if there's a second.

20 CHAIRMAN TREFZ: I'll second.

21 MR. GAYETSKY: Okay. So the
22 Motion was made by Ms. Ross, seconded by Mr.
23 Trefz. Those voting -- and then that's
24 subject to the condition, as described by Ms.

1 Ross, to add the address named plate to the
2 sign.

3 MS. ROSS: And I did say "if
4 possible," because if Nissan tells you exactly
5 what your sign has to say and they would not
6 allow it, we can't legislate them to put it.

7 MR. GAYETSKY: Sure. That's
8 described if that's a possible addition for
9 the address on the sign itself. So as Ms.
10 Ross making the Motion, seconded by Mr. Trefz.
11 Those voting:

12 Mr. Trefz.

13 CHAIRMAN TREFZ: Yes.

14 MR. GAYETSKY: Ms. Ross.

15 MS. ROSS: Yes.

16 MR. GAYETSKY: Ms. Neff.

17 MS. NEFF: Yes.

18 MR. GAYETSKY: Mr. Pax.

19 MR. PAX: Yes.

20 MR. GAYETSKY: Mr. McCoy.

21 MR. MCCOY: Yes.

22 MR. GAYETSKY: And that Motion
23 carries.

24 MS. ROSS: Okay. The next

1 variance, based on the testimony received this
2 evening as factors we consider, I move to
3 approve Case No. VA-CU-24-36 for the property
4 located at 8600 North High Street, Lewis
5 Center, Ohio, an Area Variance for a monument
6 sign from the Orange Township Zoning
7 Resolution Section 2204(a)(3)(b), to increase
8 the permitted height of the monument sign from
9 15 feet to 30 feet in an area zoned Planned
10 Commercial and Office District.

11 MR. PAX: Second.

12 MR. GAYETSKY: Motion made by Ms.
13 Ross, seconded by Mr. Pax. Those voting:

14 Mr. Trefz.

15 CHAIRMAN TREFZ: Yes.

16 MR. GAYETSKY: Ms. Ross.

17 MS. ROSS: Yes.

18 MR. GAYETSKY: Mr. Pax.

19 MR. PAX: Yes.

20 MR. GAYETSKY: Ms. Neff.

21 MS. NEFF: Yes.

22 MR. GAYETSKY: Mr. McCoy.

23 MR. MCCOY: Yes.

24 MR. GAYETSKY: That Motion

1 carries.

2 MS. NEFF: Based on these factors

3 --

4 CHAIRMAN TREFZ: We've got to do 2
5 Monument sign.

6 MS. NEFF: Oh, I'm sorry. I
7 thought we did No. 2.

8 CHAIRMAN TREFZ: No.

9 MS. NEFF: Oh, my goodness. I got
10 it.

11 Based on these factors, I move to
12 approve Case Number VA-CU-24-36 for the
13 property located at 8600 North High Street,
14 Lewis Center, Ohio, area variance for monument
15 sign from the Orange Township Zoning
16 Resolution Section 22.04(a)(3)(d) to increase
17 the permitted display area the monument sign
18 per side from 64 feet to 99.4 feet in an area
19 zoned Planned Commercial and Office District.

20 MS. ROSS: I'll second.

21 MR. GAYETSKY: Just to be 100
22 percent clear, from 64 square feet to 99.4
23 square feet, so; is that correct, Ms. Neff?

24 MS. NEFF: Yes.

1 CHAIRMAN TREFZ: 64 to 99, yes.

2 MS. NEFF: There wasn't a second
3 square feet.

4 MR. GAYETSKY: Yeah, that's
5 correct.

6 MS. NEFF: Yeah.

7 MR. GAYETSKY: So, that was a
8 Motion made by Ms. Neff, seconded by Ms. Ross
9 those voting:

10 Mr. Trefz.

11 CHAIRMAN TREFZ: Yes.

12 MR. GAYETSKY: Ms. Ross.

13 MS. ROSS: Yes.

14 MR. GAYETSKY: Mr. Pax.

15 MR. PAX: Yes.

16 MR. GAYETSKY: Ms. Neff.

17 MS. NEFF: Yes.

18 MR. GAYETSKY: And Mr. McCoy.

19 MR. MCCOY: Yes.

20 MR. GAYETSKY: Motion carries.

21 Alright. I do have -- let's see.

22 Okay, this is No. 3, just want to keep
23 everyone on the same page.

24 MS. ROSS: Based on our testimony

1 received and the factors we consider, I move
2 to approve Case No. VA-CU-24-36 for the
3 property located at 8600 North High Street,
4 Lewis Center, Ohio, Area Variance for a
5 monument sign from the Orange Township Zoning
6 Resolution Section 2204(a)(3)(e), to increase
7 the permitted display to sign from 128 feet to
8 198.8 square feet in an area zoned Planned
9 Commercial and Office District. I'm sorry, it
10 should be 128 square feet.

11 MR. GAYETSKY: Yep.

12 MS. NEFF: Second.

13 MR. GAYETSKY: Motion made by Ms.
14 Ross, seconded by Ms. Neff. Those voting:

15 Mr. Trefz.

16 CHAIRMAN TREFZ: Yes.

17 MR. GAYETSKY: Ms. Ross.

18 MS. ROSS: Yes.

19 MR. GAYETSKY: Mr. Pax.

20 MR. PAX: Yes.

21 MR. GAYETSKY: Ms. Neff.

22 MS. NEFF: Yes.

23 MR. GAYETSKY: And Mr. McCoy.

24 MR. MCCOY: Yes.

1 MR. GAYETSKY: Motion carries.

2 Alright. For No. 4, Area Variance
3 request for Wall Street A for the height, I
4 did happen to see that this text appears to
5 have gotten crossed up. The 8 feet should be
6 changed to 15 feet because that's the sign
7 height allowed. And then the 30 feet should
8 be the measurement of 23 feet and 5 inches.
9 So, again, 8 feet to 15 feet and then that 30
10 feet should stay 23 feet and 5 inches.

11 MS. ROSS: That's No. 4?

12 CHAIRMAN TREFZ: That's No. 4.

13 MR. GAYETSKY: You got it, yep.

14 CHAIRMAN TREFZ: Go ahead.

15 MS. NEFF: Based on the factors we
16 discussed this evening, I moved to approve
17 Case No. VA-CU-24-36 for the property located
18 at 8600 North High Street, Lewis Center, Ohio
19 area variance for a monument sign from the
20 Orange Township Zoning Resolution Section
21 22.03(c)(1) to increase the permitted height of
22 the sign identified as Wall Sign A in this
23 report from 15 feet to 23 feet 5 inches in an
24 area zoned Planned Commercial and Office

1 District.

2 CHAIRMAN TREFZ: I'll second.

3 MR. GAYETSKY: Motion made by Ms.

4 Neff, seconded by Mr. Trefz. Those voting:

5 Mr. Trefz.

6 CHAIRMAN TREFZ: Yes.

7 MR. GAYETSKY: Ms. Ross.

8 MS. ROSS: Yes.

9 MR. GAYETSKY: Mr. Pax.

10 MR. PAX: Yes.

11 MR. GAYETSKY: Ms. Neff.

12 MS. NEFF: Yes.

13 MR. GAYETSKY: And Mr. McCoy.

14 MR. MCCOY: Yes.

15 MR. GAYETSKY: Motion carries.

16 MS. ROSS: Any changes to No. 5?

17 CHAIRMAN TREFZ: I don't think so.

18 MR. GAYETSKY: They are consistent

19 with the Staff Report earlier with the Staff

20 Analysis.

21 MS. ROSS: Okay. Based on the

22 testimony received and the factors we

23 consider, I move to approve Case No.

24 VA-CU-24-36 for the property located at 8600

1 North High Street, Lewis Center, Ohio Area
2 Variance for a monument sign from the Orange
3 Township Zoning Resolution Section 22.03(c)(1)
4 to increase the permitted height of the sign
5 identified as Wall Sign B in this report from
6 15 feet 0 inches to 25 feet 0 inches in an
7 area zoned Planned Commercial and Office
8 District.

9 MS. NEFF: Second.

10 MR. GAYETSKY: Motion made by Mr.
11 Ross, seconded by Ms. Neff. Those voting:

12 Mr. Trefz.

13 CHAIRMAN TREFZ: Yes.

14 MR. GAYETSKY: Ms. Ross.

15 MS. ROSS: Yes.

16 MR. GAYETSKY: Mr. Pax.

17 MR. PAX: Yes.

18 MR. GAYETSKY: Ms. Neff.

19 MS. NEFF: Yes.

20 MR. GAYETSKY: And Mr. McCoy.

21 MR. MCCOY: Yes.

22 MR. GAYETSKY: Motion carries.

23 CHAIRMAN TREFZ: Based on these
24 factors, I move to approve Case No. VA-CU

1 24-36 for the property located 8600 North High
2 Street, Lewis Center Ohio, an Area Variance
3 for a monument sign from Orange Township
4 Zoning Resolution --

5 MR. GAYETSKY: I apologize. That
6 monument sign should state wall sign. I'm so
7 sorry. Area Variance for a wall sign.

8 CHAIRMAN TREFZ: Wall sign.

9 MR. GAYETSKY: Yes.

10 CHAIRMAN TREFZ: That's what I was
11 wondering. Do you want me to start again?

12 MR. GAYETSKY: It's up to you, or
13 you can continue from wall sign.

14 CHAIRMAN TREFZ: Wall sign from
15 Orange Township Zoning Resolution Section
16 22.03(c)(1) to increase the permitted height
17 of the sign identified in this report as Wall
18 Sign C from 15 feet 0 inches to 23 feet 5
19 inches in the area zoned Planned Commercial
20 and Office District (PC). That's it.

21 MS. ROSS: I'll second that
22 Motion.

23 MR. GAYETSKY: Motion made by Mr.
24 Trefz, seconded by Ms. Ross. Those voting:

1 Mr. Trefz.

2 CHAIRMAN TREFZ: Yes.

3 MR. GAYETSKY: Ms. Ross.

4 MS. ROSS: Yes.

5 MR. GAYETSKY: Mr. Pax.

6 MR. PAX: Yes.

7 MR. GAYETSKY: Ms. Neff.

8 MS. NEFF: Yes.

9 MR. GAYETSKY: And Mr. McCoy.

10 MR. MCCOY: Yes.

11 MR. GAYETSKY: Motion carries.

12 And then same difference. It

13 looks like a typo. It should state wall sign

14 for Wall Sign D.

15 MR. PAX: Based on the factors and

16 the testimony this evening, I move to approve

17 Case Number No. VA-CU-24-36 for the property

18 located at 8600 North High Street, Lewis

19 Center, Ohio Area Variance for a wall sign

20 from the Orange Township Zoning Resolution

21 Section 22.03(c)(1) to increase the permitted

22 height of the sign identified in this report

23 as Wall Sign D from 15 foot 0 inches to 22

24 feet 11 inches in an area zoned Planned

1 Commercial and Office District (PC).

2 MS. NEFF: Second.

3 MR. GAYETSKY: So a Motion was
4 made by Mr. Pax, seconded by Mr. Neff. Those
5 voting:

6 Mr. Trefz.

7 CHAIRMAN TREFZ: Yes.

8 MR. GAYETSKY: Ms. Ross.

9 MS. ROSS: Yes.

10 MR. GAYETSKY: Mr. Pax.

11 MR. PAX: Yes.

12 MR. GAYETSKY: Ms. Neff.

13 MS. NEFF: Yes.

14 MR. GAYETSKY: And Mr. McCoy.

15 MR. MCCOY: Yes.

16 MR. GAYETSKY: Motion carries.

17 We'll move onto the Electronic
18 Message Center.

19 MS. NEFF: Based on the factors
20 discussed this evening, I move --

21 CHAIRMAN TREFZ: Did we have a
22 question for him?

23 MS. NEFF: Oh, I'm sorry.

24 MR. PAX: No.

1 CHAIRMAN TREFZ: You're okay.

2 Alright. Please continue.

3 MS. NEFF: Based on the factors we
4 discussed this evening, I moved to approve
5 Case Number VA-CU-24-36 for the property
6 located at 8600 North High Street, Lewis
7 Center, Ohio to allow an Area Variance for an
8 Electronic Message Center Sign identified in
9 this report as EMC Left Side, when it is not
10 permitted in an area zoned Planned Commercial
11 and Office District.

12 CHAIRMAN TREFZ: I'll second.

13 MR. GAYETSKY: Motion made by Ms.
14 Neff, seconded by Mr. Trefz. Those voting:

15 Mr. Trefz.

16 CHAIRMAN TREFZ: Yes.

17 MR. GAYETSKY: Ms. Ross.

18 MS. ROSS: Yes.

19 MR. GAYETSKY: Mr. Pax.

20 MR. PAX: Yes.

21 MR. GAYETSKY: Ms. Neff.

22 MS. NEFF: Yes.

23 MR. GAYETSKY: And Mr. McCoy.

24 MR. MCCOY: Yes.

1 MR. GAYETSKY: Motion carries.

2 CHAIRMAN TREFZ: Based on our
3 discussion and these factors, I move to
4 approve Case Number VA-CU-24-36 for the
5 property located at 8600 North High Street,
6 Lewis Center, Ohio to allow an Area Variance
7 for Electronic Message Sign, EMC, sign
8 identified in this report as EMC Center, when
9 it is not permitted in a zoned Planned
10 Commercial and Office District (PC).

11 MS. ROSS: I'll second.

12 MR. GAYETSKY: Motion made by Mr.
13 Trefz, seconded by Ms. Ross. Those voting:
14 Mr. Trefz.

15 CHAIRMAN TREFZ: Yes.

16 MR. GAYETSKY: Ms. Ross.

17 MS. ROSS: Yes.

18 MR. GAYETSKY: Mr. Pax.

19 MR. PAX: Yes.

20 MR. GAYETSKY: Ms. Neff.

21 MS. NEFF: Yes.

22 MR. GAYETSKY: And Mr. McCoy.

23 MR. MCCOY: Yes.

24 MR. GAYETSKY: Motion carries.

1 MS. ROSS: Based on the testimony
2 heard and factors considered, I move to
3 approve Case Number VA-CU-24-36 for the
4 property located at 8600 North High Street,
5 Lewis Center, Ohio to allow an Area Variance
6 for an Electronic Message Center, EMC, sign
7 identified in this report as EMC Right Side,
8 when it's not permitted in area zoned Planned
9 Commercial and Office District(PC).

10 CHAIRMAN TREFZ: I'll second.

11 MR. GAYETSKY: Motion made by Ms.
12 Ross, seconded by Mr. Trefz. Those voting:

13 Mr. Trefz.

14 CHAIRMAN TREFZ: Yes.

15 MR. GAYETSKY: Ms. Ross.

16 MS. ROSS: Yes.

17 MR. GAYETSKY: Mr. Pax.

18 MR. PAX: Yes.

19 MR. GAYETSKY: Ms. Neff.

20 MS. NEFF: Yes.

21 MR. GAYETSKY: And Mr. McCoy.

22 MR. MCCOY: Yes.

23 MR. GAYETSKY: Motion carries.

24 That's all for VA-CU-24-36.

1 I'll direct your attention to the
2 next Staff Report and the first variance on
3 there. Actually, that would be a Conditional
4 Use.

5 MS. ROSS: Based on the testimony
6 heard and the factors considered, I move to
7 approve Case No. VA-CU-24-37 for the property
8 located at 10140 Columbus Pike, Lewis Center,
9 Ohio, seeking a conditional use from Orange
10 Township Zoning Resolution Article 24.04(a) to
11 allow for the construction of a monument sign
12 in an area zoned Planned Commercial and Office
13 District (PC), with the condition that they
14 add preowned or some version of that, as well
15 as the street number to the sign, if possible.

16 CHAIRMAN TREFZ: I'll second.

17 MR. GAYETSKY: Motion to approve
18 subject to the conditions described by Ms.
19 Ross, as that's possible, and that's been
20 seconded by Mr. Trefz. Those voting:

21 Mr. Trefz.

22 CHAIRMAN TREFZ: Yes.

23 MR. GAYETSKY: Ms. Ross.

24 MS. ROSS: Yes.

1 MR. GAYETSKY: Mr. Pax.

2 MR. PAX: Yes.

3 MR. GAYETSKY: Ms. Neff.

4 MS. NEFF: Yes.

5 MR. GAYETSKY: And Mr. McCoy.

6 MR. MCCOY: Yes.

7 MR. GAYETSKY: Motion carries.

8 CHAIRMAN TREFZ: Based on our
9 discussion and the factors that we considered,
10 I moved to approve Case No. VA-CU-24-37 for
11 the property located at 10140 Columbus Pike,
12 Lewis Center, Ohio, Area Variance for a
13 monument sign from the Orange Township Zoning
14 Resolution Section 22.4(a)(3)(b) to increase
15 the permitted height of the monument sign from
16 15 feet to 25 feet in an area zoned Planned
17 Commercial and Office District (PC).

18 MR. MCCOY: Second.

19 MR. GAYETSKY: Motion made by Mr.
20 Trefz, seconded by Mr. McCoy. Those voting:

21 Mr. Trefz.

22 CHAIRMAN TREFZ: Yes.

23 MR. GAYETSKY: Ms. Ross.

24 MS. ROSS: Yes.

1 MR. GAYETSKY: Mr. Pax.

2 MR. PAX: Yes.

3 MR. GAYETSKY: Ms. Neff.

4 MS. NEFF: Yes.

5 MR. GAYETSKY: And Mr. McCoy.

6 MR. MCCOY: Yes.

7 MR. GAYETSKY: Motion carries.

8 MS. NEFF: Based on the factors we
9 discussed tonight, I moved to approve Case No.
10 VA-CU-24-37 for the property located at 10140
11 Columbus Pike, Lewis Center, Ohio, Area
12 Variance for a monument sign from the Orange
13 Township Zoning Resolution Section
14 22.04(a)(3)(d) to increase the permitted
15 display area the monument sign per side from
16 64 square feet to 69 square feet in an area
17 zoned Planned Commercial and Office District.

18 MS. ROSS: I'll second.

19 MR. GAYETSKY: Motion made by Ms.
20 Neff and seconded by Ms. Ross. Those voting:
21 Mr. Trefz.

22 CHAIRMAN TREFZ: Yes.

23 MR. GAYETSKY: Ms. Ross.

24 MS. ROSS: Yes.

1 MR. GAYETSKY: Mr. Pax.

2 MR. PAX: Yes.

3 MR. GAYETSKY: Ms. Neff.

4 MS. NEFF: Yes.

5 MR. GAYETSKY: And Mr. McCoy.

6 MR. MCCOY: Yes.

7 MR. GAYETSKY: Motion carries.

8 MS. NEFF: Based on the factors
9 discussed this evening, I move to approve Case
10 No. VA-CU-24-37 for the property located at
11 10140 Columbus Pike, Lewis Center, Ohio, Area
12 Variance for a monument signed from the Orange
13 Township Zoning Resolution Section
14 22.04(a)(3)(e) to increase the permitted
15 display area of the sign from 128 square feet
16 to 138 square feet in an area zoned Planned
17 Commercial and Office District.

18 MR. PAX: I'll second.

19 MR. GAYETSKY: Motion made by Ms.
20 Neff, seconded by Mr. Pax. Those voting:

21 Mr. Trefz.

22 CHAIRMAN TREFZ: Yes.

23 MR. GAYETSKY: Ms. Ross.

24 MS. ROSS: Yes.

1 MR. GAYETSKY: Mr. Pax.

2 MR. PAX: Yes.

3 MR. GAYETSKY: Ms. Neff.

4 MS. NEFF: Yes.

5 MR. GAYETSKY: And Mr. McCoy.

6 MR. MCCOY: Yes.

7 MS. NEFF: And the next one has
8 wall sign versus monument sign, the next two?

9 MR. GAYETSKY: Yes, just like the
10 last one was, so that would be a wall sign.

11 CHAIRMAN TREFZ: I move to
12 approve, based on these factors, I move to
13 approve Case No. VA-CU-24-37 for the property
14 located at 10140 Columbus Pike, Lewis Center,
15 Ohio, an Area Variance for a wall sign from
16 the Orange Township Zoning Resolution Section
17 22.03(c)(1) to increase the permitted height
18 of the sign identified as Wall Sign A in this
19 report from 15 foot 0 inches to 18 foot zero
20 inches in the area zoned Planned Commercial
21 and Office District (PC).

22 MS. NEFF: Second.

23 MR. GAYETSKY: Motion made by Mr.
24 Trefz, seconded by Ms. Neff. Those voting:

1 Mr. Trefz.

2 CHAIRMAN TREFZ: Yes.

3 MR. GAYETSKY: Ms. Ross.

4 MS. ROSS: Yes.

5 MR. GAYETSKY: Mr. Pax.

6 MR. PAX: Yes.

7 MR. GAYETSKY: Ms. Neff.

8 MS. NEFF: Yes.

9 MR. GAYETSKY: And Mr. McCoy.

10 MR. MCCOY: Yes.

11 MR. GAYETSKY: Motion carries.

12 MS. ROSS: Last but not least,

13 based on the testimony heard and the factors

14 considered, I move to approve Case No.

15 VA-CU-24-37 for the property located at 10140

16 Columbus Pike, Lewis Center, Ohio, Area

17 Variance for a wall sign from the Orange

18 Township Zoning Resolution Section 22.03(c)(1)

19 to increase the permitted height of the sign

20 identified as Wall Sign B in this report from

21 15 feet 0 inches to 17 feet and 1 inch in an

22 area zoned Planned Commercial and Office

23 District (PC).

24 MS. NEFF: Second.

1 MR. GAYETSKY: Motion made by Ms.

2 Ross, seconded by Ms. Neff. Those voting:

3 Mr. Trefz.

4 CHAIRMAN TREFZ: Yes.

5 MR. GAYETSKY: Ms. Ross.

6 MS. ROSS: Yes.

7 MR. GAYETSKY: Mr. Pax.

8 MR. PAX: Yes.

9 MR. GAYETSKY: Ms. Neff.

10 MS. NEFF: Yes.

11 MR. GAYETSKY: And Mr. McCoy.

12 MR. MCCOY: Yes.

13 MR. GAYETSKY: Motion carries.

14 MS. NEFF: Thank you for your

15 patience.

16 MR. CARPENTER: Thank you.

17 MR. GAYETSKY: You don't have to

18 stay for the rest of this.

19 CHAIRMAN TREFZ: Yes, you're free

20 to go.

21 MS. NEFF: Have a nice evening.

22 It was nice to meet you.

23 MS. ROSS: Thank you very much.

24 CHAIRMAN TREFZ: Thank you.

1 MR. CARPENTER: I wanted to shake
2 your hand. Thank you very much.

3 MS. NEFF: Thank you for making
4 this look nice.

5 MS. ROSS: Thank you.

6 CHAIRMAN TREFZ: Is there a Motion
7 to adjourn?

8 MS. NEFF: We have the training.

9 CHAIRMAN TREFZ: But that's not
10 part of the official.

11 MS. NEFF: Are we approving any
12 minutes tonight, or no?

13 MR. GAYETSKY: So, that is on the
14 Agenda.

15 CHAIRMAN TREFZ: Okay.

16 MR. GAYETSKY: I would do that
17 right away, as soon as you can.

18 So, the administrative
19 housekeeping items was the minutes. Thanks
20 for bringing that to our attention, Ms. Neff.
21 We have two sets of minutes that go back to
22 October and November, and I did get some
23 corrections. They were all spelling,
24 grammatical, capitalization, so I was able to

1 incorporate those into both of those sets of
2 minutes. If anyone had any items for
3 discussion, you're welcome to bring that up,
4 or we could go ahead with a vote.

5 MS. ROSS: You said to vote?

6 MR. GAYETSKY: Yes. October is
7 the first one for your Motion.

8 MS. ROSS: What was the date of
9 that, was it the 14th? Because we don't have
10 the Agenda.

11 CHAIRMAN TREFZ: We don't have the
12 Agenda in front of us.

13 MS. ROSS: So if you could give me
14 those two dates, I'll --

15 MR. PAX: October 17th.

16 CHAIRMAN TREFZ: Yeah, October
17 17th.

18 MS. ROSS: October 17th and
19 November 14.

20 CHAIRMAN TREFZ: 14.

21 MS. ROSS: Okay. I move that we
22 approve the minutes of October 17, 2024 and
23 November 14th, 2024, as amended.

24 CHAIRMAN TREFZ: Can we do them

1 both together?

2 MS. DONNAN: I'd do them separate.

3 MS. ROSS: Okay. Then let's go

4 with I move to approve the BZA Minutes of

5 October 17th, 2024, as amended.

6 CHAIRMAN TREFZ: I'll second.

7 MR. GAYETSKY: Motion made by Ms.

8 Ross, seconded by Mr. Trefz. Those voting:

9 Mr. Trefz.

10 CHAIRMAN TREFZ: Yes.

11 MR. GAYETSKY: Ms. Ross.

12 MS. ROSS: Yes.

13 CHAIRMAN TREFZ: Mr. Pax.

14 MR. PAX: Yes.

15 MR. GAYETSKY: Ms. Neff.

16 MS. NEFF: Abstain.

17 MR. GAYETSKY: And Mr. McCoy.

18 MR. MCCOY: Abstain.

19 MR. GAYETSKY: Okay. That still

20 passes.

21 MS. ROSS: Okay. I move that we

22 approve the BZA Minutes of November 14th,

23 2024, as amended.

24 CHAIRMAN TREFZ: I'll second.

1 MR. GAYETSKY: Motion made by Mr.
2 Ross, seconded by Mr. Trefz. Those voting:
3 Mr. Trefz.

4 CHAIRMAN TREFZ: Yes.

5 MR. GAYETSKY: Ms. Ross.

6 MS. ROSS: Yes.

7 MR. GAYETSKY: Mr. Pax.

8 MR. PAX: Yes.

9 MR. GAYETSKY: Ms. Neff.

10 MS. NEFF: Abstain.

11 MR. GAYETSKY: Mr. McCoy.

12 MR. MCCOY: Abstain.

13 MR. GAYETSKY: Okay. Motion
14 carries.

15 That's the rest of the
16 housekeeping. And I will forward the future
17 minutes onto you when those become available.

18 CHAIRMAN TREFZ: Okay. Now is
19 there a Motion to Adjourn?

20 MR. GAYETSKY: So, as far as the
21 rest of the evening, we do have Julie Donnan
22 here. This is all public training, so I'm
23 just basically going to hand off to Julie to
24 go through that training.

1 MS. NEFF: Do we adjourn first or
2 no?

3 CHAIRMAN TREFZ: We don't need --

4 MS. DONNAN: So the meeting should
5 still stay open because it is part of the
6 public meeting.

7 CHAIRMAN TREFZ: Okay.

8 MS. DONNAN: If you want to
9 release your Court Reporter, you certainly can
10 do that.

11 CHAIRMAN TREFZ: Yeah. You don't
12 have to stay for this.

13 MR. PAX: No objection.

14 COURT REPORTER: No objection.

15 (Thereupon, the proceedings
16 adjourned at 7:50 p.m.)

17 - - -

18

19

20

21

22

23

24

- - -

CERTIFICATE

The undersigned do hereby certify that the foregoing proceedings were digitally recorded; and transcribed via audible playback, and that the foregoing transcript of such proceedings is a full, true and correct transcript of the proceedings, as so recorded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office on this 10th day of March 2025.

Sandra D. Kin,
Registered Professional Reporter,
Certified Digital Reporter,
Certified Digital Transcriber.
Notary Public - State of Ohio.

My Commission expires May 14, 2027.

- - -