

ZONING HEARING BOARD
FEBRUARY 9, 2015

On Monday, February 9, 2015 at 7:00 P.M., after due advertisement according to law, a public meeting of the Zoning Hearing Board was held in the Municipal Building, 550 Washington Road. Board members Don Lambert and Andrew Rembert were present. Also present was Ellen Wallo, Recording Secretary. Absent was Member John Burgess.

REORGANIZATION

Mr. Rembert made a motion to nominate Mr. Lambert as Chairman of the Zoning Hearing Board for 2015. The motion carried.

PUBLIC HEARING

JTB Sign Service/Washington Ford

The first agenda item is continuation of consideration of the application of JTB Sign Service/Washington Ford for a variance to the size of new signage per Section 1805.3.a of the Zoning Ordinance, zone C-2. This issue came before the Zoning Hearing Board on January 19, 2015, but no action could be taken since there was not a quorum at that meeting.

Larry Wind and Mark Wind representing Washington Ford, were present in support of this application.

Engineer's Comments (Widmer):

Wall Signs

1. Four (4) new wall signs are proposed for the newly expanded showroom Building and existing service center. One (1) of the existing wall signs ("PARTS" sign) is to be resurfaced and is not included in the following calculations. The total aggregate wall sign area of the four (4) proposed wall signs is approximately 189 square feet based on the dimensions indicated on the provided drawings. The total sign area exceeds the allowable aggregate wall sign area of 64 square feet per Section 1805.3.a of the Zoning Ordinance. The existing "WASHINGTON FORD INC" wall sign located on the Route 19 side of the building prior to the addition was approximately 102 square feet in area. Based on the provided information the two (2) proposed oval signs and the proposed "SERVICE" sign total approximately 82 square feet in area and could be approved. The proposed "WASHINGTON" wall sign to be located on the side of the building fronting Route 19 is approximately 107 square feet in area and will require a variance since the aggregate sign area will exceed the existing wall sign area.

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2. Per Section 1802.4 of the Zoning Ordinance, lots fronting on more than one (1) street shall be permitted to have Wall Signs, as authorized by Section 1805.3 of the Zoning Ordinance, on each wall of a building that faces street frontage. Washington Ford is proposing to place wall signs on the south and west faces of the building which front Route 19 and Manifold Road.

Overhanging Sign

1. The proposed 2'-11" x 7'-6" "SERVICE" sign along the west side of the building is classified as an Overhanging Sign per the definition included in Section 1801.1.g of the Zoning Ordinance. This is an existing sign that is being refaced and is to remain in the same location and remain the same size as existing.

Larry Wind explained that they are renovating their building at 507 Washington Road and that new signage is part of the package required by Ford in this endeavor.

Mr. Rembert asked Mr. Wind what specifically is the hardship requiring this variance. Mark Wind responded that this renovation is part of a national program dictated by Ford so that all of their facilities will have the same identity.

Mr. Lambert stated that he feels that the size of the "WASHINGTON" sign is too large and would like the Washington Ford representatives to return to a future meeting asking for a variance of a lesser size.

There were no public comments in regard to this application.

After further discussion, Mr. Lambert made a motion to table this item and have the applicant return at the next Zoning Hearing Board Meeting to discuss their variance application. The motion was seconded by Mr. Rembert and carried.

PUBLIC HEARING

Bunting Graphics/Northwest Savings Bank

The next item on the agenda was consideration of the application of Bunting Graphics/Northwest Savings Bank of 260 Murtland Avenue for variances for a changeable copy sign per Section 1805.2 and for a wall sign not fronting a street per Section 1802.4 of the Zoning Ordinance, zone C-2.

Eric Wildman and Robert Baxter of Bunting Graphics were present in support of this application.

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Engineer's Comments (Widmer):

Pole Sign (with Changeable Copy Sign)

1. Proposed pole sign area and height are in conformance with Section 1805.3.c of the Zoning Ordinance.
2. The proposed pole sign shall meet the clearance requirements of all adjacent overhead utilities.
3. Per Section 1805.2 of the Zoning Ordinance, a Changeable Copy Sign Shall not be located within 500 feet of an signalized intersection. A variance will be required.
4. Provide the area of the Changeable Copy Sign. Per Section 1805.2 of the Zoning Ordinance, the surface area of a Changeable Copy Sign shall not exceed 25 square feet.
5. The Changeable Copy Sign shall be in conformance with the requirements of Section 1805.2 of the Zoning Ordinance.

Wall Signs

1. Four (4) wall signs with a total sign area of approximately 43 square feet are proposed. Per Section 1805.3.a of the Zoning Ordinance, the aggregate surface area of all wall signs for each business in a C-2 District shall not exceed one (1) square foot for each lineal foot of width of the front wall of the building, or portion of the building, occupied by the business or a maximum of sixty-four (64) square feet, whichever, is less. The aggregate sign area of the wall signs is in conformance with the Zoning Ordinance.
2. Per Section 1802.4 of the Zoning Ordinance, lots fronting on more than one (1) street shall be permitted to have wall signs, as authorized by Section 1805.3 of the Zoning Ordinance, on each wall of a building that faces street frontage. The proposed site is fronted by streets on three (3) sides. One of the proposed 3' x 3' wall signs will be located on a wall with no street frontage. From the plans provided it appears to be the proposed wall sign on the west building elevation (the building side facing towards Interstate 70). A variance will be required. The other three (3) wall signs are in order for approval.

Mr. Wildman stated that the changeable copy sign would show time, temperature and promotions for Northwest Savings Bank. The sign would be 22' in height and 3' x 6' in size.

Mr. Lambert stated that the ordinance calls for changeable copy signs to be more than 500 ft. from an intersection. Mr. Rembert stated that he feels anything less than a copy change of once daily is too much for a sign at an intersection.

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Mr. Rembert then asked Mr. Wildman what the hardship would be for this changeable copy sign.

Mr. Wildman responded that it would be an advertisement for the bank, with some community announcements, and little maintenance for the sign.

After further discussion, Mr. Lambert made a motion to approve the changeable copy sign for Northwest Savings Bank at 260 Murtland Avenue with the condition that the copy change no more frequently than once daily. The motion was seconded by Mr. Rembert and carried.

The other sign being requested by Northwest Savings Bank was a 3' x 3' illuminated wall sign not fronting a street. This sign would be on the west building elevation (the building side facing towards Interstate 70) and will be just the letter "N".

Mr. Lambert made a motion to approve this wall sign not fronting a street for Northwest Savings Bank at 260 Murtland Avenue. The motion was seconded by Mr. Rembert and carried.

PUBLIC COMMENTS

None.

ADJOURNMENT

A motion was made by Mr. Lambert, seconded by Mr. Rembert, to adjourn the meeting at 8: 30 P.M. The motion carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

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