

MIAMI TOWNSHIP ZONING BOARD OF APPEALS

MAY 6, 2013

This meeting was called to order by Rick Goettke, Chairman.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Harry Holbert, Wayne Loudermilk, Todd Munro, Michael Weisensel, Rick Goettke and Rod Trombley.

Mr. Holbert made a motion to approve the minutes of April 3, 2013 as submitted, seconded by Mr. Munro with Mr. Holbert, Mr. Loudermilk, Mr. Munro and Mr. Weisensel voting "YES". Mr. Goettke and Mr. Trombley were not present for the April meeting.

Mr. Ethridge, Director of Community Development, was sworn in for the meeting.

There were no continued hearings.

Public hearings: Case #843, Victory Signs for Rent 2 Own, was called and the notice of public hearing was read into the record. Mr. Ethridge, Director of Community Development, explained the applicant is requesting a variance of 160 feet to install a wall sign 192 square feet on the side of their building. The allowable is 32 square feet. Mr. Ethridge noted the proposed sign shows very large pictures of products in the store and the store name is close to the size of their current sign.

The applicant, Mr. Rob Morris of Victory Signs, came forward and was sworn in. Mr. Morris stated his client is requesting this sign to attract business for their store. Mr. Morris stated their hardship is their location at St. Rt. 28 and Bypass 28. Mr. Morris stated he feels the owners would be willing to work to get some kind of sign bigger than what they currently have.

Ms. Nancy Dunlap, facility manager with Rent 2 Own, came forward and was sworn in. Ms. Dunlap stated they are trying to draw more people into their store and with the current sign you won't be able to see it coming off of the highway. Ms. Dunlap asked the Board to think outside the box of what they normally go by and they have seven employees they are trying to keep employed. Ms. Dunlap said they took a building that sat empty and revitalized it. Ms. Dunlap stated the sign they want to put up is not a permanent sign, it's more of a banner but not the type that would flop in the wind. Ms. Dunlap gave the Board a picture of these banners that have been installed on other stores.

Mr. Ray Neal, of Rent 2 Own, came forward and was sworn in. Mr. Neal repeated what Ms. Dunlap asked the Board to do in thinking outside the box as to our normal and that they are trying to educate the consumer as to who they are. Mr. Neal explained to the Board that the sign will be very tasteful, they are a family owned business, a community owned business that is heavily involved in the community and trying to keep their employees working.

There were no adjoining property owners or concerned citizens regarding this case.

Mr. Ethridge recommended the variance request be denied. There was a brief discussion regarding temporary banners.

The open portion of Case #843 was closed and the Board discussed the request

Respectfully submitted,

Richard Goettke, Chairman

Jo Brotherton, Secretary

Sound reference

C: Zoning Board Members BZA & RZC
Board of Trustees
Director of Community Development
Zoning Administrator
Fiscal Officer
File