

Board of Zoning Appeals Hearing

Thursday April 6th, 2017

7 P.M.

Hearing called to order at 7pm by Tom Tubalkain

Members in Attendance: Tom Tubalkain, Chuck Englehart, Jon Harmon and Randy Usher

❖ Motion to excuse Don Schilling by Tom Tubalkain, 2nd Randy Usher—**All Ayes**

Others Present: Zoning Inspector Jason Gary, Mayor Linda Clark, Board of Zoning Appeals Secretary Chelsea Gregor and John Rath

Hearing is being recorded and copies are available at the Village Clerks office

Approval of Minutes

❖ Motion to approve the minutes from the February 23rd, 2017 BZA hearing by Chuck Englehart, 2nd Jon Harmon—**All Ayes**

Tom Tubalkain swore in everyone who wanted to speak

Tom Tubalkain read the public notice that was placed in the Record Courier:

NOTICE OF PUBLIC HEARING – VILLAGE OF MANTUA

The Mantua Village Board of Zoning Appeals will hold a public hearing on an application for a variance relating to the property located at 10585 Main St. in the Village of Mantua on Thursday, April 6, 2017 at 7:00PM at the Village Hall, 4650 W. High St., Mantua, OH. This application #2017-8, submitted by John Rath, requests a variance from the provisions of Mantua Village Zoning Code Section 450.06, covering placement of roof-top signs for a business. Copies of this application are available for review at the Mantua Village Clerk-Treasurer's Office during regular business hours. The opportunity to be heard will be afforded any person attending the hearing.

**Toomas Tubalkain, acting Chairman
Mantua Village Board of Zoning Appeals**

Tom asked John to explain in his words what he is requesting of the Village.

John stated that due to the location of the building, which was not in use as a retail shop, it was set as an Industrial Zone. It is a nice location on the river, but in front where there would normally be a sign, there is a sewer lift station. Also, if they were to go out further toward the road, John is afraid it would block traffic vision, and so he is requesting that they are able to put the sign on top of the roof. Chuck inquired if there was any consideration given to integrate the current Compass sign with the Chilling Station sign. John said that they want to keep the businesses separate. The Mayor added that if Compass were ever to leave, the building used for the Chilling Station would revert back to Industrial use as stated in a former BZA meeting.

All the BZA members convened privately to discuss the two zoning issues at 7:07pm and resumed back at 7:12pm.

Therefore upon roll call vote those members present will resolve by at least a majority members of the board of zoning appeals in Mantua, Ohio that the application for a zoning variance from the provisions of Mantua Zoning Ordinance section 450.06 A.4, to permit and illuminated roof-top sign, twenty-four square feet in size and four feet in height above the roof-line, for the Chilling Station located at 10585 Main Street in the Industrial Zoning District, is here by:

- ❖ **Roll call vote to grant the variance- Randy Usher, Chuck Englehart, Jon Harmon, Tom Tubalkain- All Aye**

The BZA Board granted the variance by a unanimous vote with no conditions.

- ❖ **Motion to adjourn at 7:13 made by Chuck Englehart, 2nd by Jon Harmon- All Ayes**

Roll Call: Tom Tubalkain, Chuck Englehart, Randy Usher, Jon Harmon

Tom Tubalkain-BZA Chair

Chelsea Gregor-BZA Secretary