



## BOARD OF ZONING APPEALS PUBLIC HEARING MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 10/23/2023

The meeting began at 6:33 pm with the Pledge of Allegiance.

### I. New Business:

**BZA 2023-10 - Matt Siekbert of 35 Milton Street is requesting fencing around the entire perimeter of the property at various heights. 35 Milton Street is a corner lot.**

#### Comments:

Mr. Siekbert took the floor explaining that he would like to fence his entire yard including the front yard because he wants to get the most out of the property and it would be nice to have it fenced with animals and someday children. There were questions about the style of fence will be in the front yard. The applicant provided a picture of a 4' wooden split rail type fence with a black coated wire. Mill Street was to have a 6' dogear wooden privacy fence and the fence on Milton would use the 4' split rail / wire style fence. There were concerns discussed regarding visibility issues with this being a corner lot and the proposed fence will not give a triangle of visibility at the intersection with a privacy fence and a 4' fence in the front. The committee inquired if the applicant would be interested in keeping the corner visible instead of boxing it off and the applicant said he has 20' instead of the 30' per code and did not express interest in keeping the corner open. Questions were raised about the 6' fencing also passing the homes building line which is code. The applicant said that he would be willing to do a 4' fence to the corner on both sides after the line of the home. Mr. Frey explained that anything in the front needs to be 50% open, 3' max height and no wire mesh according to the zoning code book.

- II. **BZA 2023-11 - Watkins Lighting & Sign Maintenance, Inc. has submitted a variance for 351 Center Street, which will be the location of the new Family Dollar / Dollar Tree. The Variance is for additional signage.**

**Comments:**

Amy Noble with Watkins Lighting & Sign took the floor to explain that they are requesting the increased sign size of the primary identification sign and due to the 45 mph speed and surrounding landscaping. The representative also explained that 2 businesses need to be represented on the sign as well. The freestanding sign they are asking for an additional 5' in height in addition to the allowed amount per code.

The committee questioned how the miles per hour and 800' relates to the size of the sign. The representative said they use simple math and consider background color for contrast. The math is 1" height of character for every 10' away from the sign that you are. There was a question on if there would be a monument sign, and the monument sign was not part of the sign permit or request. The committee explained that in terms of the northbound traffic they will likely be residents and know where the business is located and all of the landscaping is behind the sidewalk, it seems as if the signage is most likely to attract business coming off of I-76 so the tree wouldn't have an effect on the need for size. The committee questioned what supporting documentation do they have for an additional height. Ms. Noble explained it is based off of the recommendation from the engineer for the reasons she provided previously.

III. **Adjourn**

Mrs. Stugmyer made the motion to adjourn the meeting at 7:02 pm which was seconded and carried.

Minutes approved by:

X 

Doug Metzger, Chairman