

**WEST CHESTER TOWNSHIP  
BOARD OF ZONING APPEALS  
March 11, 2020 – Regular Meeting**

MEMBERS PRESENT: Mr. Riddell, Mr. Hackney, Mr. Cavens, Mr. Simmons, Mr. Thomas, Ms. Glenn (Alternate, Not-Seated)

MEMBERS ABSENT: None

STAFF PRESENT: Aaron Wiegand – Community Development Director

CALL TO ORDER: 6:00 PM

ADJOURNMENT 6:22 PM

Mr. Simmons called the meeting of the West Chester Board of Zoning Appeals to order.

Mr. Wiegand called the roll. A quorum was established.

Mr. Riddell made a motion to approve BZA Resolution 20-01, seconded by Mr. Hackney. Motion passed by unanimous vote.

Mr. Riddell made a motion to approve the minutes of the January 8, 2020 meeting of the BZA, seconded by Mr. Hackney. Motion passed by unanimous vote.

Mr. Simmons swore in staff.

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**BZA 20-02 Jim Molnar for Wilson Electric Displays, LLC**

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Mr. Wiegand presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments and case history. Mr. Wiegand stated that the applicant has filed for a variance from the ground signs requirements in a B-1 (Neighborhood Business District) per Article 20.0912 to allow a 13 foot high ground sign. The West Chester Zoning Resolution limits ground signs to 10 foot from grade.

Mr. Wiegand noted the request is only in regard to the height of the sign and not any applicable requirements on the location of the sign in regard to sight distance requirements of BCEO and ODOT.

Mr. Simmons inquired to signs in the neighboring area which already appear to exceed 10'. Mr. Wiegand noted this could be to several factors, including the signs being installed prior to zoning regulations.

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**March 11, 2020**

**Applicant:**                 **Jim Molnar – Wilson Electric Displays, LLC**  
**300 Hamilton Avenue**  
**Dayton, Ohio 45403**

The applicant provided detail that the extra 3’ requested was in order to help compensate for a dramatic drop from grade from the roadway to the property and would result in the sign being 10’ from the road grade.

**Proponent:**                 **None**

**Opponent:**                 **None**

**Neutral:**                    **Amy Raghuraman**  
**9705 Timberview Drive**

Ms. Raghuraman lives in the surrounding residential areas and had questions regarding the brightness of the sign at night and also if the sign would affect sight distance for traffic exiting Timberview.

Mr. Wiegand responded that the sign would be subject to the general provisions of light emanating from a commercial property not to exceed 0.02 foot candles at the property line. Additionally, the sight distance will be reviewed by BCEO and ODOT to ensure safety to motorists.

The applicant returned to the podium to note the signs have light sensors and will dim automatically in evenings much less than their brightness during day.

**Mr. Thomas made a motion to approve case BZA 20-02 Jim Molnar for Wilson Electric Displays, LLc as submitted.**

**Mr. Hackney seconded the motion.**

**Aye: Mr. Thomas, Mr. Riddell, Mr. Hackney, Mr. Cavens, Mr. Simmons**

**Nay: None**

**The case was approved as submitted.**

## **ORGANIZATIONAL MEETING**

The Board entered into its annual Organizational Meeting.

Mr. Riddell nominated Mr. Simmons for Chair and Mr. Thomas for Vice-Chair. Mr. Cavens seconded this motion. The floor was closed for nominations. The slate was unanimously approved by the Board.

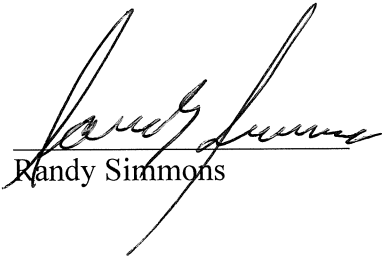
## **ADMINISTRATIVE MATTERS**

The BZA received no applications for the April meeting and this meeting is cancelled. The next scheduled meeting will be May 13, 2020.

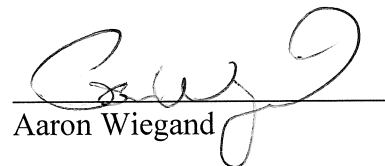
The Board adjourned the March 11, 2020 meeting at 6:22 p.m.

**These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.**

**BZA Chairman:**

  
Randy Simmons

**BZA Secretary:**

  
Aaron Wiegand

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS  
RESOLUTION GRANTING  
APPLICATION NO. BZA 20-02**

WHEREAS, Jim Molnar for Wilson Electric Displays on February 12, 2020 filed application no. 20-02 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, seeking a variance request from the ground signs requirements in a B-1 (Neighborhood Business District) per Article 20.0912 to allow a 13 foot high ground sign, as applied to the property located at 9656 Cincinnati Columbus Road, Parcel # M5620-075-000-032 Section 14, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on March 11, 2020, notice of which was given to parties of interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

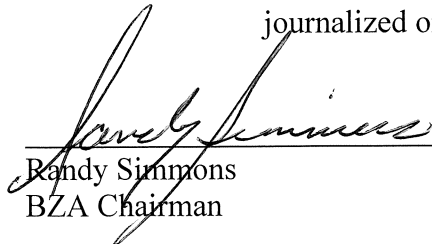
WHEREAS, Article 8 et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and

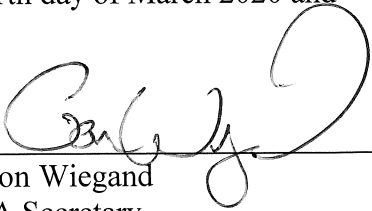
WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance will not be contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 8.053

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the request for a variance from ground signs requirements to allow a maximum 13'0" from-grade ground sign on the property. All applicable site distance requirements shall be met by the applicant.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 11th day of March 2020 and journalized on the 13th day of May 2020.

  
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Randy Simmons  
BZA Chairman

  
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Aaron Wiegand  
BZA Secretary