
**MINUTES OF SYMMES TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING
FEBRUARY 2, 2015**

The meeting was called to order at 7:00 p.m. Members of the Commission present were: Mr. Flagel, Ms. Harlow, Mr. Havill, and Mr. Wolfe.

Also present were: Bryan Snyder - Hamilton County Zoning Inspector and Luanne Felter – Zoning Secretary.

ELECTION OF OFFICERS

MR. WOLFE made a motion to nominate Todd Flagel as Chairperson for 2015. MR. HAVILL seconded the motion and the roll call vote was as follows: Mr. Flagel – ‘aye’; Ms. Harlow – ‘aye; Mr. Havill – ‘aye’; and Mr. Wolfe – ‘aye’.

MR. FLAGEL made a motion to appoint Mr. Havill as Vice Chairperson for 2015. MR. WOLFE seconded the motion and the roll call vote was as follows: Mr. Flagel – ‘aye’; Ms. Harlow – ‘aye; Mr. Havill – ‘aye’; and Mr. Wolfe – ‘aye’.

AGENDA

MR. FLAGEL made a motion to approve the agenda. MR. WOLFE seconded and the roll call vote was as follows: Mr. Flagel – ‘aye’; Ms. Harlow – ‘aye; Mr. Havill – ‘aye’; and Mr. Wolfe – ‘aye’.

PUBLIC HEARING

MR. FLAGEL convened the public hearing for BZA 2015-01 for Montgomery Community Church located at 11251 Montgomery Road.

MR. SNYDER stated that the request is for conditional use approval to install 33 new directional signs throughout the church campus including entrance numbering, parking lot numbering, building identification and miscellaneous other signs related to guest parking and general way finding in an “A” Residence District.

A total of 11 of these signs would be 1.5 square feet in area and 6 feet in height and would resemble typical handicap parking space sized signs. They would be used to designate guest parking in front of the building and as intermediate markers pointing towards exits on Montgomery Road and Snider Road. The applicant is also proposing to install 8 parking lot identification signs with an area of 4 square feet each to be located at either end of the parking areas on each side and rear of the building. These would designate different parking lots with different letters and would be mounted to existing light poles and on new poles as necessary.

Aside from these small signs, the applicant is also proposing to install 14 additional freestanding signs throughout the site with identification and way finding messages. All 14 of these signs would be 4 feet in height. A total of 7 of these signs would be 7 square feet in area and would include directions to the various areas of the church buildings. The final signs would be building identification signs at 5.5 square feet each. These signs would be installed in grass areas adjacent to building entrances or sidewalks leading to the entrances.

JOHN SEDZIOL (11251 Montgomery Road, Cincinnati) stated that the church has experienced tremendous growth at their campus over the years. As part of that growth, they have had several

expansions and added new buildings on campus. With the increased use of the property their goal is to help people find their way on campus and provide better traffic flow. They have carefully considered the information needed for each sign and the distance that it needed to be viewed from in order to determine the size of each sign.

MR. WOLFE wanted to know if some of the building identification signs could be attached to the buildings.

MR. SEDZIOL stated that they prefer to place the building identification signs in the parking lot because it is well lit and easier to see at night and will provide uniformity with the other signs.

MR. HAVILL wanted to know why they needed so many directional signs since most of the members should be familiar with the campus.

MR. SEDZIOL stated that the church has many different functions throughout the week that includes new visitors.

MR. HAVILL thought that the amount of signs was excessive and suggested that they use pavement markings for identification wherever possible

MR. WOLFE agreed.

MS. HARLOW wanted to know if the Board could modify the plans submitted.

MR. FLAGEL noted that the Board should vote on the conditional use as submitted. However, the applicant could submit a request for a continuance if he would like to revise the plans.

MR. SEDZIOL stated that he would like a continuance.

MR. FLAGEL made a motion to continue BZA 2015-01 for 30 days so Montgomery Community Church can revise their plans for directional signage. MR. HAVILL seconded the motion and the roll call vote was as follows: Mr. Flagel – ‘aye’; Ms. Harlow – ‘aye’; Mr. Havill – ‘aye’; and Mr. Wolfe – ‘aye’.

ADMINISTRATIVE MATTERS

MR. WOLFE made a motion to approve the minutes of the December 1, 2014 meeting. MR. FLAGEL seconded the motion and the roll call vote was as follows: Mr. Flagel – ‘aye’; Ms. Harlow – ‘aye’; Mr. Havill – ‘aye’; and Mr. Wolfe – ‘aye’.

ADJOURNMENT

MR. FLAGEL adjourned the meeting at 7:45 p.m. All members were in agreement.

Approved: _____
Luanne Felter, Secretary