
MINUTES OF SYMMES TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING
NOVEMBER 6, 2017

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

Also present were: Kevin McDonough, Township Law Director, Bryan Snyder, Hamilton County Zoning Inspector and Luanne Felter, Zoning Secretary.

PUBLIC HEARING

MR. MISRACH convened the public hearing for BZA 2017-17 for McDonald's, 8969 Fields Ertel Road.

MR. SNYDER stated that the applicant is requesting variance approval to permit an additional wall sign on the eastern façade of the building where signage is only permitted facing a public street. The proposal includes a 32.8 square foot McDonald's name and a 14 square foot arches logo on the western façade, a 32.8 square foot McDonald's name on the northern façade and a 14 square foot arches logo on the eastern façade for a total of 93.6 square feet of proposed building signage which is less than the maximum amount permitted for the site. Only the 14 square foot arches logo proposed on the eastern façade would require a variance. The existing site already contains two freestanding pylon signs that existed prior to adoption of Symmes Township zoning. I believe that given the location and size of the freestanding signage, the McDonald's restaurant use would likely be highly visible from traffic traveling on Fields Ertel Road even without the additional wall signage on the eastern façade.

MR. RUEHLMANN wanted to know if the Board approved any similar signage in the past.

MR. SNYDER stated that the Board of Zoning Appeals approved a variance for an additional wall mounted sign on the eastern façade of the Slim Chickens restaurant in 2016.

NIKKI DUCKWORTH (38 W. McMicken Avenue 45202) stated that she represents McDonald's. The purpose of the additional wall signage is for branding purposes and to provide uniformity to the matching signage on the western façade. The wall sign will be in line with the one from White Castle.

MR. WOLFE stated that he understands that McDonald's want to rebrand but feels that the additional signage is overkill with the phylon signs.

MR. RUEHLMANN agreed but feels that it will provide uniformity to the western façade.

MR. FOWLER noted that in the Staff Report it indicates that the total building signage will be 93.6 square feet less than the maximum amount permitted for the site. Does it include the phylon signs and, if so, what would the total square footage be.

MR. SNYDER stated that the total square footage does not include the phylon signs and he is not sure of the exact sizes. However, it does appear that the site as a whole may contain more total signage area than permitted by the Zoning Resolution.

MR. MISRACH stated that the additional wall sign offers symmetry to the building.

MR. RUEHLMANN made a motion to approve a 14 square foot wall sign on the eastern façade of the McDonald's building located at 8969 Fields Ertel Road.

MR. FOWLER seconded the motion and the roll call vote was as follows:

MR. FOWLER – ‘aye’, MR. HAVILL - ‘aye’, MR. MISRACH – ‘aye’, MR. RUEHLMANN – ‘aye’ and MR. WOLFE – ‘aye’.

OLD BUSINESS

MR. MISRACH stated that the Board needs to approve the minutes and Resolution 2017-15 from the October meeting.

MR. HAVILL stated that he is recusing himself from this part of the meeting.

MR. SNYDER noted for the record that D’Arcy Havill has left the room.

MR. RUEHLMANN made a motion to approve the Resolution Disapproving Appeal No. 2017-15 for the restoration of a nonconforming use that has been discontinued for more than two years.

MR. WOLFE seconded the motion and the roll call vote was as follows:

Mr. Fowler – ‘aye’, Mr. Havill – ‘abastain’, Mr. Misrach – ‘aye’, Mr. Ruehlmann – ‘aye’ and Mr. Wolfe – ‘aye’.

MR. RUEHLMANN made a motion to approve the minutes of the October 2, 2017 meeting.

MR. WOLFE seconded the motion and the roll call vote was as follows:

Mr. Fowler – ‘aye’, Mr. Havill – ‘abastain’, Mr. Misrach – ‘aye’, Mr. Ruehlmann – ‘aye’ and Mr. Wolfe – ‘aye’.

ADMINISTRATIVE MATTERS

MR. SNYDER noted for the record that Mr. Havill has returned to the meeting.

MR. MISRACH made a motion to move the January meeting to January 8, 2018 due to the New Year’s holiday and the September meeting to September 10, 2018 due to the Labor Day holiday.

MR. RUEHLMANN seconded the motion and the roll call vote was as follows:

Mr. Fowler – ‘aye’, Mr. Havill – ‘aye’, Mr. Misrach – ‘aye’, Mr. Ruehlmann – ‘aye’ and Mr. Wolfe – ‘aye’.

ADJOURNMENT

MR. MISRACH adjourned the meeting at 7:28 pm.

Approved:

Luanne Felter, Secretary