

## MINUTES

### CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

November 5, 2020

#### I. MEETING CALLED TO ORDER AND ROLL CALL

Stewart Fitz Gibbon, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, Brad Gowins, Ben Gunn, Doug MacMillan, Gregg McIlvaine, Mark Reynolds, and Ken Suchan were present. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

#### II. APPROVAL OF MINUTES

Ben Gunn made a motion to approve the October 1, 2020, regular meeting minutes and the October 15, 2020, special meeting minutes. Ken Suchan seconded the motion. The motion passed unanimously 7-0.

#### III. PUBLIC HEARINGS

##### *Application #BZA-20-28.*

Mike Bizjak requested an Area Variance from Planning and Zoning Code Section 1127.12 to allow the expansion of a nonconforming sign at 1799 Portage Drive in a C-2 (Community Commercial) zoning district.

Mike Bizjak, 4330 North Bend Road, Ashtabula, stated that the proposal was for an additional 6 ft. by 8 ft. sign cabinet to an existing nonconforming sign. Mr. Bizjak explained that the sign's height of 20 ft. was nonconforming as 12 ft. was the maximum. Mr. Bizjak continued that the proposed sign size was within the allowable size for this property. He stated that the primary reason for the variance was because of the uniqueness of the property. Mr. Bizjak explained that the property was on an incline from west to east, which resulted in visibility issues with signs and the building. Mr. Bizjak stated that the hill hid the entire sign and it was not visible until the crest of the hill.

Jerry Crites, 500 Grant Street, Pittsburgh, PA, stated that the vacant storefronts were not visible because of the hillside and the trees. Mr. Crites explained that the new tenants for the vacant space wanted to have roadside signage. He continued that the building was tough to see from the road.

Mr. Bizjack added that the existing sign structure had been upgraded with LED lighting, a new paint finish, and new faces for the anchor tenants.

Mr. Gunn asked why additional sign area could not be added to the existing Marc's digital sign at the entrance. Mr. Crites responded that the sign was placed on the site by Marc's. Mr. Bizjack added that the sign could not structurally be increased.

Mr. Fitz Gibbon asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to comment on the application and Mr. Fitz Gibbon closed the public hearing.

Brad Gowins made a motion to approve application BZA-20-28, as presented. Mark Reynolds seconded the motion.

Brad Gowins voted yes and stated that the property was unique, especially when driving up the hill from the west.

Mark Reynolds voted yes for reasons cited by the Board and noted the uniqueness of the lot and the steepness of the street grade.

Doug MacMillan voted yes for reasons cited by the Board and indicated that there was a sight difficulty due to existing mature trees.

Ken Suchan voted yes for reasons cited by the Board and stated that the site made it very difficult to have anything but signage at the road.

Ben Gunn voted yes and stated that the development did not stand out very well from the road. He also noted the request was reasonable.

Gregg McIlvaine voted yes for reasons cited by the Board.

Stewart Fitz Gibbon voted yes for reasons cited by the Board.

The motion passed unanimously, 7-0.

**IV. ADJOURNMENT**

Brad Gowins made a motion to adjourn. Doug MacMillan seconded the motion. The motion passed unanimously, 7-0.

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**Stewart Fitz Gibbon, Board of Building and Zoning Appeals Chairman**

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**Carla Jessie, Administrative Assistant**