

Hamilton Township Board of Zoning Appeals July 11, 2024

Mr. Blomer called the meeting to order and announced the matters before the Board at 6:00 p.m.

Members present: Holly Roush
 Susan Erickson
 Michael Blomer
 Ryan Ziemba
 Mark Wernery

Mr. Ziemba made a motion with the second from Mr. Blomer to approve the June 13, 2024, regular meeting minutes.

All in favor. Aye.

Mr. Blomer explained the procedures and guidelines the Board would use to reach a decision during the hearing. Mr. Blomer asked any persons wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Ms. Walton presented the staff report for the variance request located at 5436 State Route 48, Maineville, Ohio 45039. The applicant is Bill Schalk, representing KBA Architects. The legal notice was published in *The Pulse Journal* on June 30, 2024, and additionally was sent out to all neighboring property owners within two hundred feet of the subject parcel.

According to the Hamilton Township Zoning Code, businesses are granted two signage options: either one larger wall sign or a smaller wall sign along with a ground sign. The applicant obtained permits for a wall sign and a ground sign on September 11, 2023.

Subsequently, the applicant installed signage on windows and parking bollards in contravention of the Zoning Code. Multiple violation notices were issued as a result. The applicant has applied for a variance from Section 9.3.5 to permit window signage exceeding 50% of the window surface and to be installed on the outside of the window.

Mr. Blomer opened the floor to public comments and invited the applicant to address the Board.

Mr. Schalk explained that due to the design of the building being mostly glass because of the previous business, a carwash, the signage is needed to conceal the material and products inside of the drive through. He requested to replace the signage around three sides with an opaque film on the exterior. To apply the film now on the inside would be difficult with the installed equipment.

Mr. Wernery questions why the property owner did not address the violations prior to coming in front of the BZA.

Mr. Schalk stated that the business and property owner was out of the country for an extended time, but not within the entire year of the violation and acknowledged no action has been taken since the variance request tonight.

Mr. Blomer welcomed those who were in favor and against the variance to address the Board, in which there were none.

Ms. Walton requested that if approved, a condition be added stipulating that all signage on the bollards must be removed, and that all temporary signs comply with the regulations of the Hamilton Township Zoning Code.

With no further comments Mr. Blomer closed the floor to public comments for deliberation.

Mr. Ziemba recognizes the advantages of adding the glaze to conceal the materials inside, believing it to be the most suitable option given the building's design.

Mr. Blomer and Ms. Roush are concerned that without covering, the building will appear abandoned.

Mr. Wernery expressed his skepticism regarding the applicant's compliance with the conditions, citing multiple violations of this issue throughout the year.

Mr. Blomer proposed incorporating a timeline for achieving compliance with the conditions.

The Board concluded that there was not enough space available to incorporate any greenery for concealing the building.

Mr. Blomer made a motion with a second from Mr. Ziemba to approve the variance request to permit window signage exceeding 50% of the window surface and to be installed on the outside of the window with the condition to remove current temporary signage and all future signage have a permit and be within compliance of the variance within 90 days from the date of this meeting.

Roll Call:	Mr. Blomer	Yes
	Mr. Ziemba	Yes
	Ms. Roush	Yes
	Mr. Wernery	Yes
	Ms. Erickson	Yes

Ms. Walton presented the staff report for the variance request found at 65 W. Towne Center Blvd., Hamilton Township, Ohio 45039. The applicant is Alex Barnett, representing Atlantic Sign Company. The legal notice was published in *The Pulse Journal* on June 30, 2024, and additionally was sent out to all property owners within two hundred feet of the subject parcel.

The applicant has requested a variance from Section 9.8.2 (a) to allow the number of wall signs and the square footage to exceed what is allowed per the Zoning code. The Hamilton Township Zoning Code allows wall signage on all sides of a building that fronts a public or private roadway. This would allow for one ground sign and one wall sign no larger than 60 SF on both the north and west sides of the building. The applicant has requested to install these signs as well as a 37.48 SF wall sign on the south and east sides of the building.

Mr. Blomer opened the floor to public comments and invited the applicant to address the Board.

Mr. Barnett reinstated the request that was presented to the Board during the presentation. The request for four sides is to ensure that that they do not miss potential customers traveling on S. State Route 48.

Mr. Ziemba questions if signage is needed on the east side of the property and will be a nuisance to the future apartment residents.

Ms. Walton explained that due to the business being located on a corner lot, the signage he is referring to is already permitted in the HTZC.

Mr. Blomer closed the public comment portion for deliberations.

Mr. Blomer stated that he finds the logo to be understated and not an eyesore to the public.

The Board members unanimously agreed that the size of the requested signage combined is not much more than the permitted square footage.

Mr. Blomer made a motion with a second from Mr. Ziemba to approve a variance to install two 37.48 SF wall signs on the south and east sides of the building located at 65 W. Towne Center Blvd., Hamilton Township, Ohio 45039.

Roll Call:	Mr. Ziemba	Yes
	Mr. Wernery	Yes
	Ms. Roush	Yes
	Ms. Erickson	Yes
	Mr. Blomer	Yes

With no further business to discuss, Mr. Blomer made a motion with a second from Mr. Ziemba to adjourn.

All in favor. Aye.