

**CITY OF GERMANTOWN BOARD OF ZONING APPEALS
MINUTES OF MEETING HELD JULY 8, 2019**

The City of Germantown Board of Zoning Appeals met on July 8, 2019 at 7:00 p.m. in the City Building Council Chambers.

MEMBERS PRESENT: The following members were present at the Call to Order: Mr. Treiber, Mr. Jones, and Mrs. Izor.

MEMBERS ABSENT: On a motion by Mr. Jones, seconded by Mrs. Izor, it was moved to excuse absent member Mr. Richter. On call of the roll: Mr. Jones, yes; Mrs. Izor, yes; and Mr. Treiber, yes. Motion carried.

ALSO PRESENT: Also present: Brian Wafzig, City Council Liaison; Keith Brane, City Planner; applicant Mark Heistand, Germantown United Methodist Church, Members of the Church Congregation; Jim Molnar, Wilson Electronic Displays; Ms. Kate Stone and her Mother.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 11, 2019 BZA MEETING: On a motion by Mr. Treiber, seconded by Mrs. Izor, it was moved to approve the minutes of the March 11, 2019 meeting as written. On call of the roll: Mr. Treiber, yes; Mr. Jones, yes; and Mrs. Izor, yes. Motion carried.

VARIANCE APPLICATION 19-02: Mr. Jones reviewed variance application V19-02 made by applicant Mark Heistand representing Germantown United Methodist Church, Inc. for the property at 525 Farmersville Pike. They are appealing regulations in Section 1139.14 (e), Detached Signs in Non-Residential Zoning Districts for the City of Germantown. Granting of this variance would allow for the construction of detached sign which includes an electronic reader board display that exceeds the 25% maximum portion of the total sign area.

Mr. Mark Heistand representing Germantown United Methodist Church presented a plan to change the faces of the sign at the church and incorporating an electronic reader board display larger than what is permitted by the Germantown Codified Ordinances. He also presented a plan to landscape around the base of the sign.

Mr. Jim Molnar of Wilson Electronic Displays answered questions regarding materials being used to reface the sign.

Mr. Jones opened the public hearing at 7:21 p.m. With no one adding further testimony, Mr. Jones closed the public hearing at 7:21 p.m. and the board discussed the request.

On a motion by Mr. Jones, seconded by Mrs. Izor, it was moved to approve Variance Application V19-02 made by the Germantown United Methodist Church, 525 Farmersville Pike, to allow for changeable copy to be approximately 57% of the sign based on the elevation drawing submitted with the following condition as recommended by the City Planner: 1) The variance granted affects the proposed LED display component of the existing detached double-sided monument-style identification sign and all remaining provisions of GCO Chapter 1139 Signage shall remain in full force and effect. On call of the roll: Mr. Jones, yes; Mrs. Izor, yes; and Mr. Treiber, yes. Motion carried.

VARIANCE APPLICATION V19-03: Mr. Jones reviewed variance application V19-03 made by applicant Ortego Hobson for the property located at 102 E. Warren Street. He is appealing regulations in Section 1129.02 (b) (6), Accessory Structures for the City of Germantown. Granting of this variance would allow the construction of a 12' by 18' shed in the required side yard.

The applicant was not present and Mr. Jones requested a staff summary. Mr. Brane reviewed the request and the applicable regulations that were referenced.

Mr. Jones opened the public hearing at 7:31 p.m.

Ms. Kate Grunwald Stone of Cherry Street presented the board photos of the subject property and expressed concerns regarding trash cans in the street, vehicles parked on the sidewalk with pools of oil underneath, the structure made out of PVC with plastic is in tatters, and the general maintenance of the property.

Mr. Ortega Hobson of 102 E. Warren Street arrived at the meeting at 7:48 p.m. Mr. Jones explained concerns that had been previously discussed regarding outdoor storage at the subject property.

The board asked if there were elevations of the shed. Mr. Hobson said it is a standard wooden shed from American Backyard Builders and he could get a photo.

On a motion by Mr. Jones, seconded by Mrs. Izor, it was moved to continue variance application V19-03 to the next regularly scheduled meeting so additional information could be gathered directly related to the variance application and indirectly related to the existing outdoor storage. On call of the roll: Mr. Jones, yes; Mrs. Izor, yes; and Mr. Treiber, yes. Motion carried.

Mr. Brane noted the next meeting date would be August 12, 2019 at 7:00 p.m.

ADJOURNMENT: On a motion by Mr. Jones, seconded by Mrs. Izor, it was moved to adjourn. All were in favor; none were opposed. The meeting adjourned at 8:02 p.m.

Jeffrey Jones
Chairman, Board of Zoning Appeals

Keith A. Brane
City Planner