# Board of Zoning Appeals Hearing Minutes

Greenfield Township, Fairfield County, Ohio

Hearing called to order by Elizabeth McNeese at 6:00 PM

Roll call: Lee Winters: here; Elizabeth McNeese: here; Danielle Keefer: here; Leann Racki: here. Absent from this meeting: Dave Bichard and Amy Brown

Elizabeth notes that we have adequate numbers for a quorum to proceed with the hearing.
She announces this is an official proceeding which is being recorded, and minutes will be available on our website. The recording will be available by public records request to the Township.

Applicant: Lancaster Sport Cycles/Tim Shepard
Application number: 62-2025
Tax Parcel#: 0130046961 and 0130046962
Address: 4646 Old Columbus Rd NW, Carroll, OH 43112
Current Zoning District Classification: B-1 Business District
Development Standard: 440.05(C)(1)(A)(1) Signs, Business and Industrial Districts, Monument Signs: Free-standing monument signs for single retail or business uses and outparcels shall not exceed six (6) feet in height and thirty-two (32) square feet of display per side
440.07 (B) Relocation or Replacement. A non-conforming sign shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this Section.
Variance: Adding 4 new manufacturer signs to the current free-standing sign and increasing the width by one (1) to three (3) feet.

Elizabeth McNeese swears in Jeff Williamsen, Township Zoning Inspector. Jeff reports that Tim requested new signs quite some time ago, but there was a delay with finding a contractor to complete the work. He notes the sign will not change a great deal, but there will be additional signage. The reason for the change is manufacturer contractual obligations. He reports minimal disruption to the current sign with additional manufacturers represented.

Elizabeth asks about the current size of the sign. Tim Shepard reports it is 30 feet high, and it will be lowered to 26 feet, and it is 12 feet wide.

Leann Racki asks if the sign is being widened. Tim reports one post will need to be widened to allow the signs to fit between the poles, whereas the current Yamaha sign is sitting on the top of the poles. Structurally, we will move replace the small round base now, with a stronger base to support the new signs.

Elizabeth notes there are other signs on the property, in the windows and asks Jeff if all other signage complies with the zoning requirements, but he states he has not really looked into those signs.

Danielle asks Elizabeth about the other signs; to clarify she was speaking of the signs in the windows. Jeff notes some of the signs are directional signs, and are not really counted, as they point customers to service and sales areas.

No further questions for Jeff Williamsen at this time.

Tim Shepard of Lancaster Sport Cycles is sworn in. Elizabeth continued questioning him on the sign size, height and plans, citing the height of 30 feet, width of 12 feet for the Yamaha sign. The new sign will not be any wider than the current sign, and Tim confirmed. The issue is the Yamaha sign is sitting atop of the poles, and the one pole will need to be moved to allow the Yamaha sign and the rest of the new signs to fit in between the poles. The manufacturers require equal representation on the current sign outside of the building and this will allow for this. The other signs will fall under the current sign and be similar size. The current Yamaha sign needs to have the face replaced due to a new logo as well.

Elizabeth questions the 6-foot height variance. Jeff and Tim report the height will be 26 feet high because the 7 manufacturer signs could not be accommodated within 6 feet. We are not changing the signage anywhere but just adding 4 more manufacturers signs. Danielle clarifies that the increased width of 1-3 feet is to accommodate the signs to fit between the poles.

Lee Winters notes the signs are still out of code, as they are supposed to be only 32 square foot and 1 sign, but he will have multiple signs. So he will end up having 6 signs for the business. Jeff Willamsen reports this is considered only one sign. Elizabeth McNeese clarifies the single sign idea because is it a single base. Jeff reports the variance is for the difference between the current signage and the new signage.

Danielle notes they have a variance for the current signage and Tim reports they received a variance for the current sign in 2000.

Elizabeth asks about the contract for the signs and Tim produces a copy of the contracts with the manufacturers. He has 3 other contracts as well, but members of the Board were able to view the contract requiring the same amount and size of representation in the signage as the current sign. He notes this is similar to what is requested of the car dealerships down the road. Tim notes they just picked these manufacturers up in August of 2025, and they asked for him to be compliant with that within 30 days. He has been pushing them back because of the difficulty in getting a contractor to complete the project.

Elizabeth clarifies it does not have to be roadside signage, but Tim reports that since he has one roadside sign, the others are requesting the same signage. Elizabeth asks if he would constantly need to come back to request additional signs with additional manufacturers. Tim states that these are the last manufacturers he intends to carry.

Lee asks which other manufacturers he has been carrying. Tim notes he picked up Yamaha in 2000, Polaris in 2008, Sherco in 2015 and then CFMOTO and Husqvarna and KTM in August of last year.

Danielle notes that theoretically he could ask for more, but he does not plan to expand his business further.

Elizabeth notes that he has 2 windows with no signage on the building, could he use that space for this purpose? Tim explains the reason is for the showroom had 4 windows which did not allow enough display area and he needed to cover 2 windows with a slat wall for some accessories. The windows were then covered with signs to avoid having customers look through the window at the slat walls. Elizabeth asked again if he could theoretically do the signs in the windows. Tim notes that is not possible, because he would have to put all those on the building. He has a rep from KTM coming on Thursday to inspect his building.

Danielle notes that reading through the contract, it states expectations for the visibility of the signs from the road. Elizabeth clarifies that he cannot keep things the way they are due to brands not being represented on the current sign, leaving the options of no signs or moving them all on the sign. Tim states he cannot move those signs off, since they have already been there and the other manufacturers expect similar representation. Elizabeth questions the cost of pulling everything off the sign. Tim notes they could cut his financial benefits, or pull their franchise altogether due to non-compliance with the contract.

Leann clarifies that the signs are illuminated and Tim confirms they are LED signs.

Elizabeth clarifies the 1-3 feet is inclusive of 4 or 5 signs, but Tim states it is just the one pole, to allow everything to fall uniformly between the 2 poles and change the lighting. This will allow electrical access for all the signs and he states it will look much better than currently. He plans to clean up brush and trees on the south side of the property as well.

Lee Winters notes that the movement of the pole is considered a relocation, as well as adding to the sign. Also, the square footage of the sign is out of compliance. Tim reports they got the variance in 2000, but is only requesting the new variance due to the pressures put on him from the manufacturers. He states he has been fortunate enough to increase the franchises and currently has a good business going at this time. If the

variance is not approved, it will hinder his ability to continue to maintain his current level of business.

Elizabeth notes the variance requested will not significantly increase the size of the signs, just additional signs in the same area.

Jeff notes that the Board has recently considered sign variances for Iron Pony, which is similar and it was approved. We need to consider if this does not get approved, it will impact his franchising and his ability to function as a business. Businesses are good for the township. He notes this has been in the works for about a year at this point, and the process is a lot longer than most people think.

Leann Racki motions to approve the variance, Danielle Keefer seconds.

Vote: Lee Winters: yes, Elizabeth McNeese: yes, Leann Racki: yes, Danielle Keefer: yes.

Elizabeth declares the variance has been approved. Jeff reports the variance is officially approved 30 days after the meeting to approve the minutes.

Tim reports this is adequate for the upcoming inspection, and he will proceed as able.

Motion to adjourn: Leann Racki, Lee Winters seconds.

Vote: Lee Winters: yes, Elizabeth McNeese: yes, Leann Racki: yes, Danielle Keefer: yes

Meeting adjourned at 6:23 PM

Approval of minutes: 10/5/2026