

Greenfield Township Board of Zoning Appeals Hearing

April 20, 2023 @ 6:00PM at the Township Fire Department

Chairman Dave Brown called the hearing to order.

Roll Call: Dave Bichard, Jeff Williamsen, Josh Arter, Tom Erlenwein(Zoning Inspector), Elizabeth McNeese, and Dave Brown

Chairman Dave Brown stated that this was a variance hearing to receive public comment on 2 variances for the property owned by 33 & Coonpath LLC (dba Iron Pony) with Pony Powersports Lancaster-Carroll, LLC being the applicant for 4220-4250 Coonpath Rd. NW, Carroll, OH 43081; He then read the proposed variance and legal description for the monument sign.

Cory Atwood, Jim Sigafoose, and Tammy Jones were sworn in.

Cory Atwood summarized the reason for variance(s) included in the Application for Variance(s). He stated that the 1st variance was for the size non-conformance and the 2nd variance was for the number of wall signs.

Chairman Brown asked whether the sign was increased in height.

Mr. Atwood stated that it was not, the size of the sign remains the same as before. The only thing that was changed was the panels inside the frame with the business name.

Tom Erlenwein informed everyone that, by code, when an existing non-conforming sign is updated, it must be brought into conformance.

Chairman Brown reiterated his question as to whether the size of the sign is the same as it was previously.

Mr. Atwood assured him that it is the same exact frame and size as before.

The transfer of ownership and change of signage faces is what initiated this variance application due to previous non-conforming size.

Elizabeth McNeese asked for clarity as to whether the previous sign was non-conforming.

Mr. Erlenwein confirmed that it was non-conforming before and he unsure why it was allowed without anyone saying something. The refresh of the sign was the opportunity to enforce the code.

Ms. McNeese stated that they (Iron Pony) may have known there was any issue since they contacted the township, but didn't receive a response and no contact was made. She asked why they (Iron Pony) went through with the sign change when they knew it was questionable.

Mr. Atwood stated that they were not aware that the sign was non-conforming. The previous owner told them that everything was in compliance size wise and they (Iron Pony) were only changing the sign inserts and not the frames.

Chairman Brown reiterated that sign companies know that there are zoning restrictions regarding signage.

Mr. Erlenwein confirmed that there was no contact made from any sign company regarding.

Jim Sigafoose mentioned that possibly the sign company got Greenfield Township and Carroll zoning departments mixed up do to the closeness in proximity, either way, they (Iron Pony) are here to make it right.

Mr. Atwood explained that the new signs are much cleaner in appearance than the previous.

Josh Arter asked whether the sign company was local.

Mr. Atwood answered that the company was out of Columbus, OH.

Mr. Sigafoose reiterated that they were here to make it right and no intentions in violating any zoning regulations, they were just trying to update the business to their ownership.

Ms. McNeese asked whether they (Iron Pony) have checked into how much it would cost to change the signs to be in conformance.

Mr. Atwood answered that the cost of the sign change was \$9,000, and that would be in addition to the cost of new frames which they didn't get quoted.

Chairman Brown asked for any other questions; with none, a request for motion.

Jeff Williamsen made a motion to approve the variance; with Dave Bichard seconding.

Chairman Brown called for a roll call vote.

Roll Call: Bichard – yes; Williamsen – yes; Arter – yes; McNeese – nay; Brown - yes

Motion Carried 4-1

Chairman Dave Brown then read the proposed variance and legal description for the wall signs.

Chairman Brown asked whether the 1 sign includes the business name by law.

Mr. Erlenwein stated that they have 1 required by law and 1 additional for a total of 2; zoning regulation only allows 1.

There was a discussion back and forth about the signage changes from previous owner to current. It was agreed that the front sign was over size by 40 sqft and the side signs were over quantity by 1.

Dave Bichard made a motion to approve the variance; with Josh Arter seconding.

Chairman Brown called for a roll call vote.

Roll Call: Bichard – yes; Williamsen – yes; Arter – yes; McNeese – yes; Brown - yes

Motion Carried 5-0

Dave Brown stated that he would entertain a motion to adjourn.

Jeff Williamsen made a motion to adjourn; Dave Bichard seconding.

Roll Call: Bichard – yes; Williamsen – yes; Arter – yes; McNeese – yes; Brown - yes

Motion Passed 5-0

Hearing adjourned at 6:35PM

Minutes submitted by Josh Arter