

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, AUGUST 28, 2014**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, August 28, 2014 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Sugarcreek Township, Ohio at 7:00 p.m.

Mrs. Moore called the meeting to order.

Everyone present stood for the Pledge of Allegiance.

Upon call of the roll, the vote resulted in the following:

Mrs. Moore-present

Mr. Haibach-absent

Mrs. Vantrease-present

Mrs. Jay-present

Mr. Cramer-present

Mr. Froehlich-present

Mrs. Moore swore in all those present wishing to provide testimony.

Mrs. Moore asked for the Staff Report for BZA Case 09-2014.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA Case 09-2014. Applicant, Patrick Gilligan, is requesting an area/dimensional variance from Section 8.10 D. 5. to allow for the construction of a 42 SF menu board. The subject property is 6490 Wilmington Pike, parcel L32000100030026900, owned by Gilligan Oil Company LLC, and located in the B-2 (General Business) District.

Mr. Patrick Gilligan, Baldwin 200, 625 Eden Park Drive, Cincinnati, Ohio, being duly sworn, came forward. He noted that the site is in a very commercial location. Gilligan Oil is the corporation; I own and operate 13 Dunkin Donuts. This site is proposed for early 2014 construction. We are a Dunkin franchisee. The Dunkin business is a morning business. Approximately 75% of sales are completed by 11:30 a.m. We stay open until 8 or 9 p.m. About two-thirds of our business goes through the drive-thru so this menu board is extremely important to us. We have stringent speed of service standards. We track on every shift and it is important to the business. In the morning, generally, people are more time conscious. The extenders in this particular case are what takes us over. This is required of Dunkin corporate.

Mr. Gilligan indicated he would be amenable to questions.

Mrs. Moore asked if the extenders are also a requirement of corporate Dunkin.

Mr. Gilligan confirmed that they were.

Mrs. Moore asked for comments in favor. There being none, she asked for comments opposed to the application. There being none, she asked for neutral comments. There being none, she made a motion to close the public hearing, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

Mrs. Moore-yes

Mrs. Vantrease-yes

Mrs. Jay-yes

Mr. Cramer-yes

Mr. Froehlich-yes

Mrs. Moore stated that menu boards seem to come up repeatedly. She noted that she did look at the menu boards existing in the district and many are much larger than what is being proposed. She noted that approving this request would not be granting the applicant any special privilege, it would be in keeping with the character of the neighborhood and it would not have a negative impact on adjacent properties.

Mr. Cramer agreed with Mrs. Moore's statements.

Mrs. Jay concurred noting the completeness of the application. She also noted that this wouldn't be visible unless you are at the establishment.

Mr. Froehlich noted that the 10 additional SF were spread out across the sign as a whole and wouldn't really be noticeable.

Mrs. Moore made a motion to approve the variance as requested by the applicant, which was seconded by Mr. Cramer. Upon call of the roll, the vote resulted in the following:

Mrs. Moore-yes

Mrs. Vantrease-yes

Mrs. Jay-yes

Mr. Cramer-yes

Mr. Froehlich-yes

Mrs. Moore made a motion to approve the July 24, 2014 Minutes, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

Mrs. Moore-yes

Mrs. Vantrease-yes

Mrs. Jay-yes

Mr. Cramer-abstain

Mr. Froehlich-abstain

Mrs. Moore made a motion to adjourn, which was seconded by Mr. Cramer. Upon call of the roll, the vote resulted in the following:

Mrs. Moore-yes

Mrs. Vantrease-yes

Mrs. Jay-yes

Mr. Cramer-yes

Mr. Froehlich-yes