

BOARD OF ZONING APPEALS MEETING

Thursday, February 24, 2022 – 7:00 p.m.
2090 Ferry Road, Bellbrook, Ohio 45305

AGENDA

- I. **Call to Order & Pledge of Allegiance**
- II. **Roll Call**
- III. **Explanation of Proceedings**
 - a. Swearing in of participants
- IV. **Election of Officers for 2022**
- V. **BZA16-2021:** Applicant, David Williams, is requesting variances to allow for the construction of a 458.34 SF pylon cabinet sign at a height of 36.87' (a 50 SF ground mounted monument sign with a base constructed of the same materials as the principal structure at a maximum height of 10' is permitted). The sign is proposed to be setback 12' from the right-of-way (20' required), and 1.5' and 51' from the adjacent lot lines to the east and west (100' required). The applicant is also requesting variances to waive the required landscaping for the proposed sign. The subject property is 6244 Wilmington Pike, can be identified by parcel id L32000100030015600, is owned by TP Sugarcreek Plaza LLC is and located in the B-2/WPAC (General Business/Wilmington Pike Area Corridor Overlay) Districts.
- VI. **Approval of Minutes: December 16, 2021**
- VII. **New Business**
- VIII. **Old Business**
- IX. **Adjourn**

The next BZA meeting is scheduled for March 24, 2022 at 7:00 p.m.

CONDUCT

A public hearing is a formal invitation and opportunity for the public to address concerns regarding an application that has been brought before this Board of Zoning Appeals. Prior to the public hearing, anyone who wishes to speak will be

asked to swear to tell the truth regarding any of their testimony. The Chairperson conducts the meeting and must recognize all speakers prior to their speaking. When recognized to speak, please approach the podium, speak only into the microphone and advise the Board of your name and address before you testify. Those who testify may be subject to cross-examination. Testimony should not be redundant. If testimony becomes redundant, the Chairperson will not recognize speakers unless new information is presented. The Chairperson may elect to limit public comments to three (3) minutes per person. Once a public hearing is closed, the public may no longer present any testimony to the Board of Zoning Appeals. The public has the opportunity and right to be heard, but does not have the right to make defamatory, inciting or inflammatory comments. Anyone making these comments or conducting themselves in an offensive manner may be subject to removal from the hearing and further action.

PROCEDURES

1. Public meeting is opened
2. Swear-in those who wish to testify
3. Public hearing is formally opened
4. Staff presents the case
5. The applicant may address the Board
6. Speakers for the application are recognized
7. Speakers against the application are recognized
8. Speakers wishing to make neutral comments are recognized
9. The applicant is presented with the opportunity for rebuttal
10. The public hearing is closed
11. The Board of Zoning Appeals begins deliberation and concludes with a decision