

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING APPEALS  
THURSDAY, February 24<sup>th</sup>, 2022**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, February 24<sup>th</sup>, 2022, at 7:00 p.m.

Mrs. Moore called the meeting to order.

Everyone in attendance stood for the Pledge of Allegiance.

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

Mr. Haibach – absent  
Mrs. Staten – absent  
Mr. Froehlich – present  
Mrs. Vantrease – present  
Mrs. Moore – present  
Dr. Morris – present

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

Mrs. Moore noted that there is one case on the agenda tonight is BZA16-2022.

Mrs. Moore also noted that they have to do an Election of Officers since it is the first meeting of the year.

Mr. Froehlich nominated Mrs. Moore to be chairperson, Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich – yes  
Mrs. Vantrease – yes  
Dr. Morris – yes  
Mrs. Moore – abstain

Mrs. Moore nominated Mr. Froehlich for Vice Chairperson, Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich – abstain  
Mrs. Vantrease – yes  
Dr. Morris – yes  
Mrs. Moore – yes

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA16-2022. 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.

Mrs. Moore asked if anyone was in attendance to speak on behalf of the applicant.

David Williams, 7464 Webster Street Vandalia Ohio, being duly sworn, read a short statement about the need for this sign to be refurbished and refreshed.

Mrs. Tilford asked if there was any talk about the reduction in the height of the sign.

Mr. Williams stated that they did not want to decrease the height of the sign because it is the maximum height that the sign will be legible and be most useful.

Danielle Keenly, 3445 Newmark Drive Miamisburg Ohio, being duly sworn, stated that she is there on behalf of the owners and the asset manager. She stated that the owners have invested a bit of money to have this sign refreshed. With the economy right now that is a huge deal to spend this amount of money. Mrs. Keenly also stated that she has had many tenants move out of this plaza or not want to be a part of the plaza because of signage issues.

Mrs. Moore asked if anyone wished to speak in opposition of the applicant.

Denise Moore, 4360 Napa Valley Drive, she stated she was happy when the overlay came into play. This new sign is prettier, she is happy about that, but she urges the BZA to stick to the overlay.

Mrs. Moore asked if anyone wished to speak neutrally on the application. Hearing none,

Mrs. Moore made a motion to close the public portion of the meeting. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich – yes  
Mrs. Vantrease – yes  
Dr. Morris – yes  
Mrs. Moore – yes

Mrs. Moore stated that yes, the attractiveness of this area could use some help, as far as signage. The sign that is proposed by the applicant is nicer looking it is also smaller than the sign that is standing now. She stated that there is concern about the sign conforming with the new zoning regulations.

Dr. Morris, being duly sworn, stated that the corridor needs some work, and the reason Costco and places like that look appealing is because there is space and there is greenery around the

buildings. And the buildings themselves are more appealing. He believes that this sign would help to start the changes that need to be made.

Mr. Froehlich, being duly sworn, stated that the lot is not visible when you are on Wilmington Pike because of the traffic. He thinks a ground sign would cause more traffic in this instance. He asked if they would consider lowering the sign 4 feet.

Mrs. Keenly stated that the financial burden to lower the sign would not be beneficial.

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

Mr. Froehlich – yes  
Mrs. Vantrease – no  
Dr. Morris – yes  
Mrs. Moore – yes

Mr. Froehlich made a motion to approve the minutes from December 12<sup>th</sup>, 2021. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich – yes  
Mrs. Vantrease – yes  
Dr. Morris – yes  
Mrs. Moore – abstain

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

Mr. Froehlich – yes  
Mrs. Vantrease – yes  
Dr. Morris – yes  
Mrs. Moore – yes