

HARRISON BOARD OF ZONING APPEALS MINUTES

JULY 26, 2016

The regular meeting of the Harrison Board of Zoning Appeals was called to order at 7:00P.M.

ROLL CALL: Mr. Wilson, Mr. Montgomery, Mr. Boerger, Mr. Ross were present.

A motion to excuse Mr. Phillips was made by Mr. Montgomery and Seconded by Mr. Ross.

ROLL CALL: All members present voting YES; motion passed.

A motion to approve the meeting minutes of the June 28, 2016 was made by Mr. Montgomery and Seconded by Mr. Boerger. All members present voting YES; motion passed.

VISITORS

Brad Rhodes-Sign Art
Gary Komrska_Tippman Construction
Bryan Sheward-Kimley-Horn
Joe Craven-Sign Art
Jonathan Evans-Evans Engineering
Jerry Maas-JTM
Rick Phillips-Dominos
Michelle Beacock-Cicciabella

OLD BUSINESS

None

NEW BUSINESS

CASE #9608

Cicciabella LLC, 9608 Conner Ct, a request for a conditional use for a home occupation.

Michelle Beacock requested approval for a home occupation in order to sell handcrafted jewelry, Bridal makeup applications and artwork from her residence. Mr. Wilson addressed the Staff Report and read nine conditions from the zoning code that all home occupations must meet in order for the conditional use to be granted. Mrs. Beacock agreed to the conditions.

Mr. Ross made a motion to approve CASE #9608 granting the conditional use for a home occupation and Seconded by Mr. Boerger. All members present voting YES; motion passed.

CASE #9105

Domino's, 1166 Harrison Ave, a request for a larger wall sign and a second wall sign.

Rick Phillips requested a variance for a larger wall sign on the front of the building and a second

wall sign for the new drive-through. Mr. Montgomery agreed the new wall sign on the front of the building was an improvement, but did not agree the additional wall sign on the side of the building was warranted. Mr. Ross concurred.

Mr. Montgomery made a motion to approve CASE #9105 granting the variance to allow a larger wall sign on the front of the building. Motion seconded by Mr. Ross. All members present voting YES; motion passed.

Mr. Montgomery made a motion to deny CASE #9105 not allowing the variance for a secondary wall sign on the side of the building. Motion seconded by Mr. Ross. All members present voting YES; motion passed.

CASE #9107

CVS Pharmacy, 10534 Harrison Ave, a request for multiple sign variances for the new CVS Building.

Mr. Joe Craven made a presentation for larger wall signage and multiple additional directional signs on the new building. Mr. Rhodes concluded the presentation for CVS. Mr. Montgomery agreed the sign package was appropriate for the building and needed for the drive-through. Mr. Ross concurred.

Mr. Ross made a motion to approve CASE #9107 granting a variance to allow larger wall signs and larger directional signs on three faces of the building. Motion seconded by Mr. Montgomery. All members present voting YES; motion passed.

CASE #9098

JTM Food Group, 200 Industrial Drive; a request for a variance to allow a new freezer builder to exceed the maximum building height limitation up to 115 feet.

Mr. Komrska gave a presentation and explained the need for the new building and future growth plans for JTM. Mr. Wilson stated he met with the Fire Chief to discuss any concerns related to the height of the building and their ability to fight a structure fire in a 115' building. Mr. Boerger asked how the freezer building will connect to the existing JTM facility. Mr. Wilson stated what a good friend JTM has been to the City of Harrison.

Mr. Ross made a motion to approve CASE #9098 granting a variance to allow a new freezer builder to exceed the maximum building height limitation up to 115 feet. Mr. Ross made the motion contingent on receiving a written letter from the City of Harrison Fire approving the height of the structure. Motion seconded by Mr. Montgomery. All members present voting YES; motion passed.

CASE #9108

Freddy's, 10927 New Haven Road; a request for a variance for the reduction of total parking spaces required and setback reductions for the parking lot.

Mr. Jonathan Evans explained the type of business Freddy's conducts and how the franchise is

expanding into southwest Ohio. Mr. Evans stated the existing building on the site will be removed and a new building constructed. He stated that due to the number of seats in the new building, the number of employees and the new drive-through would require 73 parking spaces. Other Freddy's locations usually provide between 40-50 parking spaces. Mr. Montgomery was concerned about the possibility of headlights from vehicles using the drive-through hitting the neighboring residences to the northwest.

Mr. Montgomery made a motion to approve CASE #9108 granting a variance to allow a reduction of total parking spaces and setback reductions for the parking lot as shown on the site plan. The applicant is required to have sufficient screening on the north and west property boundaries to shield vehicle headlights. Motion seconded by Mr. Ross. All members present voting YES; motion passed.

There being no further business to come before the Board, the Meeting was adjourned at 7:50P.M.

Gary Boeres, Secretary

Jerry Wilson, Chairman