

LIBERTY TOWNSHIP ZONING COMMISSION
April 17, 2017
6:00 PM
MEETING MINUTES

The Zoning Commission was called to order at 6400 Princeton Road at 6:00 P.M. by Chairman Forrest Holger. The Pledge of Allegiance was recited by those in attendance.

Upon call of the roll, members in attendance were: Forrest Holger, Jamie Dobrozsi, Mike Dunn, Mike Stater, and Michael Ward. Staff member Andy Juengling was also in attendance.

Mr. Holger reviewed the procedures of the hearing and performed a group swearing in.

Mr. Juengling stated that because Liberty Township is the applicant for case ZC17-007, case ZC17-008 will be heard first as the applicants for that case are present.

Mr. Holger called for case ZC17-008.

Mr. Juengling presented the staff report.

Mr. Stater asked staff if they have worked with a material similar to this. Mr. Juengling stated he had not worked specifically with this type of application, but did see this application on site meeting with the applicant.

Mr. Dunn stated asked if staff condition #1 had been satisfied, as the case had gone before the Board of Zoning Appeals. Mr. Juengling stated that they did receive approval.

Mr. Holger asked where the on-site sample of the material was located. Mr. Juengling explained the location.

Mr. Holger asked to hear from the applicant.

Applicant, Mike Doty, 45 Fairfield Avenue, Bellevue, KY, stated the request this evening is for the interpretation of the language regarding the material requirements for the pylon sign. He stated they feel the proposal is accomplishing what the material condition required, which is using a similar material to brick. He added that the request received unanimous approval from the BZA. He explained that the primary reason for requesting to use the proposed material in lieu of true masonry is due to the wind speed in the area. He stated that the safety concern in regards to any cracking or popping from wind speed to the true masonry, with the proximity to I-75 and entry ramps, is a reason for the request. He stated the approval received from the BZA that outlined the condition they are requesting a waiver from was specifically for the pylon sign height, and the request this evening is for the material.

Mr. Dobrozsi asked the applicant about the paint system that would be used.

Matt Berlage, 394 Wards Corner, Suite 100, Loveland, OH explained the paint process and application. Mr. Dobrozsi asked what the finish coat would be. Mr. Berlage stated it would be more of a matte finish and would be applied in a controlled environment.

Mr. Ward asked what the expected life span for the paint system was. Mr. Berlage stated the paint is commercial grade, and typically gives an 8 – 10 year life span. He added if the paint becomes worn, panels

can be replaced. Mr. Ward asked if there was any comparable paint system to what is being applied. Mr. Berlage stated that while the name of the paint system may change, the formula stays the same.

Mr. Stater asked about the methodology behind the wind speed and material tolerance to the wind speed. Mr. Doty stated that this was determined based on wind loads established in the Ohio Building Code, and this is a minimum design parameter. Mr. Stater asked about the research that went into the calculations for the strong winds and how this factors in to the proposed material. Mr. Doty stated that their engineer factored this in to the design and that is where they came up with the sign sway tolerance that was previously discussed.

Mr. Holger asked how the panels were adhered to the pylon structure, and stated that his concern is in regards to wind/hails factor and the panels remaining attached to the structure. Mr. Berlage explained the welding attachment method to the steel structure framing. Mr. Holger stated his concern regarding the possibility of hail putting dents in the panels, similar to EIFS. Mr. Berlage stated that EIFS is composite material, whereas this is an aluminum panel. He further stated that the aluminum panels are built off site and welded to the framing on-site.

Mr. Dobrozi asked confirmation regarding the decorative cap material. Mr. Berlage explained that there will be decorative caps will add dimension so it is not just a flat paneled sign. Mr. Dobrozi asked if all the material would be metal panel that is painted to emulate the brick or stone material. Mr. Berlage confirmed.

Mr. Holger stated that he would have like to see and feel the material in person, but understands that staff went on-site to see the material and is comfortable with their assessment.

Mr. Holger asked if there was anyone to speak as a proponent of this case. No one spoke.

Mr. Holger asked if there was anyone to speak as an opponent of this case. No one spoke.

Mr. Holger asked if there was anyone to speak as a neutral party of this of this case. No one spoke.

Mr. Ward made a motion to **CLOSE THE PUBLIC HEARING**. Mr. Dunn seconded. Upon the call of the roll, the motion passed. **PUBLIC HEARING CLOSED**.

Mr. Holger stated it appeared to be a good material, and felt confident knowing that staff had seen the material in person on-site.

Mr. Dobrozi stated the paint application method appeared to be robust, along with the material and the construction.

Mr. Stater stated the speed of vehicular travel and the distance of the sign from the highway lend itself to the material being indistinguishable.

Mr. Dobrozi questioned the lighting method of the cupola on top of the sign. Mr. Doty stated it would be uplit.

Mr. Holger asked for verification that the signage lettering would be channel letters. Mr. Berlage confirmed.

Mr. Holger asked for a motion on this case.

Mr. Ward made a motion to **APPROVE** Case ZC17-008 as presented by staff. Mr. Dobrozi seconded. Upon call of the roll: Mr. Dunn – yes; Mr. Stater – yes; Mr. Ward – yes; Mr. Holger – yes; Mr. Dobrozi – yes. The motion passed.

Mr. Holger called for case ZC17-007.

Mr. Juengling presented the staff report.

Mr. Stater asked staff for clarification regarding the front setback requirement. Mr. Juengling stated the minimum front setback was 30' and the proposed setback is 30.2'

Mr. Dobrozi asked about the scope of work for the Fire Station on the site plan. Mr. Juengling confirmed that the Fire Station is not part of this application and is shown on the site plan for illustrative purposes only at this point. Mr. Juengling added that the site plan is part of a larger Facilities Plan for the Township.

Mr. Dunn asked if the 6" soffit request was a cost saving item. Mr. Juengling stated that the request for a reduction in the soffit overhang was due to the design and use of the building as well as the lack of visibility from a public right-of-way.

Mr. Dobrozi asked for confirmation of the material of the siding that was proposed on the elevations. Mr. Juengling stated it is a metal ribbed vertical siding.

Mr. Holger asked if there was anyone to speak as a proponent of this case. No one spoke.

Mr. Holger asked if there was anyone to speak as an opponent of this case. No one spoke.

Mr. Holger asked if there was anyone to speak as a neutral party of this of this case. No one spoke.

Mr. Dobrozi made a motion to CLOSE THE PUBLIC HEARING. Mr. Stater seconded. Upon the call of the roll, the motion passed. PUBLIC HEARING CLOSED.

Mr. Holger asked if there were any additional questions. There were none.

Mr. Holger asked for a motion on this case.

Mr. Stater made a motion to APPROVE Case ZC17-007 with the additional comment that the minimum required soffit overhang be reduced to 6" due to the design/use of the proposed structure and the lack of visibility from a public right-of-way. Mr. Dunn seconded. Upon call of the roll: Mr. Ward – yes; Mr. Holger – yes; Mr. Dobrozi – yes; Mr. Dunn – yes; Mr. Stater – yes. The motion passed.

Mr. Holger called for the next item on the agenda of the approval of the meeting minutes from the March 20th, 2017 meeting.

Mr. Holger stated he did not see any items that needed revision.

Mr. Dobrozi made a motion to APPROVE the March 20th, 2017 meeting minutes. Mr. Dunn seconded the motion. Upon call of the roll: Mr. Holger – yes; Mr. Dobrozi – yes; Mr. Dunn – yes; Mr. Stater – yes; Mr. Ward – abstained. The motion passed.

Mr. Holger asked if there was any other new business.

Mr. Juengling stated that the application deadline for the May meeting is the upcoming Friday and there will likely be at least two cases on the agenda.

Mr. Holger made a motion to **ADJOURN ZONING COMMISSION MEETING**. The motion passed unanimously and **ZONING COMMISSION MEETING ADJOURNED**.

Respectfully submitted,

Forrest Holger, Chairman

Andy Juengling, Secretary