

BOARD OF ZONING APPEALS MEETING MINUTES
SEPTEMBER 20, 2009
6:00 PM

Vice Chairman Dave Robinson convened the Board of Zoning Appeals meeting at 6:00 p.m. Present were Dave Robinson, Paul Wilkerson, Robert Juve, Russell Hose, Neal Call and Naureen Dar. Assistant Zoning Inspectors Matt Springer and Sue Schultz were also in attendance. Chairman Joe Weinstein was absent.

Mr. Robinson welcomed Naureen Dar as the new alternate to the Board of Zoning Appeals.

PUBLIC HEARING

APPLICANT: DR. RAJ VIJ

LANDOWNER: VIJ INVESTMENTS LLC.

LOCATION: 3523 COMMERCIAL DRIVE

ZONING DISTRICT: C-2 COMMERCIAL

VARIANCE: SECTION 501-2 (G) REDUCTION IN SETBACK

Mr. Robinson opened the public hearing.

Mr. Robinson swore in Assistant Zoning Inspectors Matt Springer and Sue Schultz along with the applicant, Dr. Raj Vij.

Mr. Springer stated that the applicant was before the Board on June 8, 2009 to request a Variance which was approved for a Business Center Sign to be located at 3523 Commercial Drive despite Dr. Vij being the only tenant operating within the unit. The Board agreed that the Business Center Sign could be constructed with the anticipation that future tenants would eventually join Dr. Vij within the building.

Mr. Springer stated that the applicant is before the Board this evening requesting a Variance for the reduction in setback from the road right-of-way for the previously approved Business Center Sign. Mr. Springer stated that Commercial Drive has a sixty (60) foot right of way and the Zoning Resolution requires all signs be placed a minimum of ten (10) feet back from the right-of-way. The applicant is requesting that the ten (10) foot setback be reduced so the Business Center Sign could be placed at the right-of-way line.

Dr. Raj Vij stated that due to the layout of the lot, it is extremely difficult for clients to find his office. By allowing the Business Center Sign to sit at the right of way line, clients will have an easier time finding their destination. Dr. Vij continued in saying, "Since we are the only business on Commercial Drive, Mapquest, Google and even FedEx are having extreme difficulty listing and finding our location."

Mr. Robinson asked for additional comments. None were offered.

Mr. Juve moved to close the public hearing, Mr. Hose, second.

Mr. Robinson called for a vote.

Roll call on the motion:

Aye: Dave Robinson, Bob Juve, Neal Call, Paul Wilkerson, Russ Hose.

Nay: None

Abstain: None

The motion carried.

Mr. Robinson asked for discussion from the Board.

Mr. Hose moved to approve the application as submitted and allow Dr. Vij to place the Business Center Sign at the road right-of-way line, which is thirty (30) feet from centerline of Commercial Drive, Mr. Juve, second.

Mr. Robinson called for a vote.

Roll call on the motion:

Aye: Dave Robinson, Russ Hose, Bob Juve, Paul Wilkerson, Neal Call.
Nay: None
Abstain: None
The motion carried.

Mr. Robinson asked if there was any business from the floor.

Mr. Jim Frericks stated he was the property owner of 3550 Ridgewood Rd. located in Copley Township. Mr. Frericks stated that he was before the Board this evening to ask for an interpretation of a bridal business to be located at this location. The property is zoned C-2 Commercial and the listed permitted uses in the Zoning Resolution do not make it clear if a bridal business would be permitted.

Mr. Frericks stated that the previous tenant was Today's Bride, a publication business. Mr. Frericks stated that that Amanda's Bridal would like to lease this space but needs permission from the Zoning Department prior to operating business activities.

The Board discussed this matter and determined that Amanda's Bridal would be a permitted use under the C-2 Commercial District of the Copley Township Zoning Resolution. The Board felt Amanda's Bridal can be classified as a showroom which is permitted in the C-2 Commercial District.

Mr. Robinson asked the Board to review the minutes dated July 29, 2009, Mr. Call asked that an error be corrected on page 267, line 2 which reads "a" rather than the intended "and".

Mr. Juve moved to approve the minutes dated August 26, 2009 as amended with the correction made to page 267, line 2, Mr. Wilkerson second the motion.

Mr. Robinson called for a vote.

Roll call on the motion:

Aye: Dave Robinson, Paul Wilkerson, Russ Hose, Bob Juve, Neal Call.
Nay: None
Abstain:
The motion carried.

The Board set the next meeting for Wednesday, October 28, 2009 at 6:00 pm.

With no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

Approved By:

Submitted By:

Dave Robinson, Vice Chairman

Matt Springer, Assistant Z.I.