

## **HURON TOWNSHIP BOARD OF APPEALS**

**April 10, 2018**

The regular meeting of the Huron Township Board of Appeals was called to order by Chairman Martin Hemminger at 7:30 PM. on April 10, 2018. The meeting was held in the Township Building, 1820 Bogart Road, Huron, Ohio. Attending were Chris Lowery, Joe Beebe, Bruce Rookstool, and Martin Hemminger. Also attending was Building Official John Zimmerman and Administrative Assistant Tammy Boos. Steve Kuhl was absent

In the first order of business, the minutes of the December 19, 2017, hearing were approved as printed and all persons testifying before the Board were sworn-in by Chairman Hemminger.

The second item for consideration was a request from W.W. Emerson, owner of Parcel #39-00524.000, located at the corner of Camp and Cleveland Road West. The request was for a number of variances which would, if approved, allow a one hundred and eighty-four (184) square foot digital sign at the western end of the subject parcel. Mr. Zimmerman explained that the parcel is zoned C-2 (General Commercial) and the sign is allowable but the applicant is asking for a number of variances which would allow the sign to be placed close to the west end of the property. He said the variances being requested are as follow::

1. Reduction in the front setback from the required fifty (50) feet to two (2) feet.
2. Reduction in the rear setback from the required twenty (20) feet to two (2) feet.
3. Allow a billboard to be located within three hundred (300) feet of a residential district.
4. Allow the billboard to be located within five hundred (500) feet of an existing billboard.

In concluding his report, Mr. Zimmerman said both he and the Erie County Sheriff feel the location of the sign, if the variances are approved, could create a safety problem.

Joe Keyes, representing Hart Advertising, gave a lengthy presentation about the Hart Advertising company, the sign, and other signs they have done in the area. He said he was open to any other options the Board may have as far as placement of the sign. He said that safety is also Hart's main concern and they wouldn't do anything if they thought it would create a problem. He said this specific sign will be a "gateway" feature to Huron Township and will be used for advertising but also for public safety notices. He submitted a letter from the current owners recommending the sign. He said the sign would two-sided and would be digital but would not adversely affect the area. He presented numerous studies from different organizations outlining that similar signage would actually improve safety in the area. He said this sign would be their smallest "gateway" sign they have installed. In closing, he said he didn't think the area was dangerous and he gave a description on how the sign would work.

Next, Chairman Hemminger asked if those in the audience had any comment. Jeff Hessler, 5419 Cleveland road West, said he has lived on that corner for many years and disputes Mr. Keyes statement that the area isn't a dangerous part of the Cleveland Road West. He said he has witnessed numerous accidents. He said he asked ODOT employees and they thought the sign was a bad idea. Sharon Barnes, 3419 Cleveland Road West, said she feels that Hart Advertising is an excellent company but that the area has seen a tremendous increase in traffic in the past few years and she has seen many accidents at the curve. She said it would be a great opportunity for the Township but felt the area was dangerous and didn't feel the sign would add to the safety of the area. Ben Steinmetz, 5501 Cleveland Road, said he also felt the curve was dangerous and not suitable for this type of sign in the location the applicant was asking for. He said he felt they should look for another location.

**HURON TOWNSHIP BOARD OF APPEALS  
April 10, 2018 (#2)**

After a brief discussion, Mr. Lowery made a motion to adjourn into Executive Session. Mr. Rookstool seconded the motion and the Board adjourned to Executive Session at 8:20 PM.

At 8:30 PM., the Board returned and Mr. Lowery made a motion to return to regular session. Mr. Beebe seconded the motion. After a brief discussion, **Mr. Rookstool made a motion to deny all the variance requests except for the request that the sign be located within three hundred (300) feet of a residential district since the residential district in question actually has Barnes Farm on it. Mr. Beebe seconded the motion and it passed unanimously.** Mr. Zimmerman explained that the sign can still be erected on the parcel but it has to comply with all other regulations.

Under Other Business, Mr. Zimmerman informed the Board that the Mingus Annual Gathering, 3309 Boos Road, would be held on August 2, 3,4, and 5<sup>th</sup>, 2018. There was no comment from the Board.

With no further business for the Board, the Hearing was adjourned at 8:55 PM.

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Chairman Martin Hemminger

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Secretary John Zimmerman