

TROY TOWNSHIP ZONING COMMISSION

13950 Main Market Road, Burton, OH 44021

440.834.8614

www.troytwpgeauga.com

MEETING MINUTES

Date: February 2, 2023

Time: 7:00 P.M

Location: Troy Township Community House

Purpose: Regular Meeting

CALL TO ORDER

Chairperson Reeves called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

ROLL CALL

Members Present: Jeannine Reeves, Roger Kwiatkowski, Henry Shrock, Art Kvacek, Joseph Mayoros, and the Zoning Secretary Lisa Murphy.

Members Absent: None

Alternate(s) in Attendance: Joyce Kvacek

Visitors: See Exhibit A

REVIEW AND APPROVAL OF MINUTES

Chairperson Reeves asked the board members if they read the minutes from the January 5, 2023 zoning commission meeting and if they found anything that needs to be corrected. All board members acknowledged that there are no corrections needed. Chairperson Reeves asked for a motion to approve minutes as read. Art Kvacek motioned to approve minutes as read. Henry Shrock second said motion. All in favor.

BZA UPDATE

Lisa Murphy advised that there is nothing to report at this time.

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TROY TOWNSHIP NEWSLETTER

Chairperson Reeves mentioned when Ken Zwolinski was talking at the last meeting he said something about how they have put in the newsletter how this is your newsletter and if you want anyone to know anything to let Taryn Zwolinski know. She has never seen a statement like that in there but maybe we need to put something like that in there. Henry Shrock agreed that would be a good idea and he never saw anything like that in it either. Chairperson Reeves said she would love to see us get back to stuff like that, birthdays, and anniversaries. Especially anniversaries, like the 50th anniversary, she thinks those are so special but if people do not tell us when they are Taryn Zwolinski cannot put them in the newsletter. Maybe we can put something in. Lisa Murphy said maybe we can start with our stuff. Like our birthdays, anniversary, getting married or other types of announcements then people can see that and think that they can do that too. Lisa Murphy said she will put something together that has a statement like Ken Zwolinski mentioned and some sort of announcement.

Chairperson Reeves asked the board if they had anything else regarding the newsletter. Roger Kwiatkowski asked if we were going to keep it. Chairperson Reeves said we are trying to keep it. Lisa Murphy advised the trustees said they are keeping it as of now. Roger Kwiatkowski said they need to keep it for our Amish community and people like me who do not get on computers. Chairperson Reeves said believe it or not there are people out there that do not have computers and do not care to have computers so they will never see information. We can talk to our neighbors and see if they are getting the newsletter and if not ask if they want to be added to the list. He said they send them out based on the election board but if you are not a registered voter you will not get one.

Lisa Murphy advised that Part 2 of the 6-part series will be submitted to be published in the March/April addition along with the blurb they discussed tonight and asked if there was any other information that needed to go with it. Chairperson Reeves said no, not unless the trustees would like to put something in. Lisa Murphy replied that they would submit their own stuff if they had anything. Roger Kwiatkowski asked if there are any phone numbers that they can call in and asked to be put on the mailing list. Lisa Murphy advised that Taryn Zwolinski has an email that they can send that request into. Lisa Murphy advised she would email it to Taryn Zwolinski no later than February 20th.

HEARING OF THE PUBLIC

Chairperson Reeves asked if anyone in attendance would like to say something. No one from the public came forward to speak. Chairperson Reeves advised that this concludes the hearing of the public.

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OLD BUSINESS

Chairperson Reeves asked if we should do an update on Article V and VI. Lisa Murphy advised there is no update at this time as they are both still in soft reviews and those need to be fully wrapped up before providing any updates.

1. Continue Proposed Changes Review:

ARTICLE VII SIGNS

Lisa Murphy handed out the proposed change review papers to the board members prior to meeting starting.

Lisa Murphy advised that the left side of the paper are the proposed changes and the right side is what is currently in the resolution as a whole and not just what is relevant to the proposed changes.

Section 700.0 Signs Definitions

700.0 No Proposed Changes: Lisa Murphy advised there are no proposed changes in this section. Chairperson Reeves asked the board to review what is currently in the resolution for this section to see if they are ok with no proposed changes.

Chairperson Reeves asked Dave Dietrich what “off premises” means as mentioned at the end of 700.0(A)(1). Dave Dietrich replied this would be advertisement for a business on someone else’s property and used Blue Jay Orchards sign as an example.

Bryan Cargould asked in 700.0(A)(9) if there is a time limit there? Chairperson Reeves asked if that is under temporary? Bryan Cargould said yes. Chairperson Reeves said she believes it is 30 days but it is not stated in there. Dave Dietrich stated it can be found on page 7. Chairperson Reeves said that would be 704.0(A)(5) and it says 45 days then asked Bryan if he sees it there to which Bryan acknowledged he did. Dave Dietrich mentioned that it is proposed to change. Chairperson Reeves asked if you need more time are you able to take the sign down and then put it back up so the time starts over again? Dave Dietrich said yes, but we are trying to address that on page number 6.

Chairperson Reeves asked for right now for 700.0 doe the board see any changes that are needed. All board members acknowledged they are ok with no proposed changes.

No further review needed.

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Section 701.0 General Requirements for all Signs

701.0(1)(2)(3) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the chairperson if she wants the board to review them prior to discussing number 4. Chairperson Reeves said yes. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

Chairperson Reeves mentioned that when Great Lakes Cheese was putting their lights on in front of their building, one of the concerns that Ryan Bartholomew brought up is that he did not want any light from their lights going into his private space. Do we have anything in here written that would pertain to that or address that? All she sees is road way. Dave Dietrich said or adjacent lots. Chairperson Reeves asked if that would include someone's personal lot. Dave Dietrich said if there is a home on the lot yes it would. It would be considered adjacent even though it is across the street. Dave Dietrich said 701.0(1) covers that.

701.0(4) Additional verbiage: Lisa Murphy read the proposed change(s) out loud. Chairperson Reeves asked the board if they are ok with the proposed change(s). All board members acknowledged yes. *No further review needed.*

701.0(5) Proposed Additional verbiage: Lisa Murphy read the proposed change(s) out loud. Chairperson Reeves asked if this would mean no yard sale signs and or anything like that. Joe Mayoros asked who is going to police that, people do it all of the time, no one is going to be able to stop that. Chairperson Reeves asked the board if they are ok with the proposed change(s). All board members acknowledged yes. *No further review needed.*

701.0(6) Proposed Additional and Deletion verbiage: Lisa Murphy read the proposed changes out loud. Chairperson Reeves asked if zoning inspector policing the signs. Dave Dietrich replied that he is the enforcer. Chairperson Reeves asked the board if they are ok with the proposed change(s). All board members acknowledged yes. *No further review needed.*

Section 702.0 Prohibited Signs in all Districts

702.0(1)(2)(3)(4)(5) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the chairperson if she wants the board to review them prior to discussing number 6. Chairperson Reeves said yes. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

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702.0(6) Proposed Complete Addition: Lisa Murphy read the proposed changes out loud.

Roger Kwiatkowski asked if this is for all signs. For example, if he is selling eggs and he has a sign for selling eggs would that fall under this? Dave Dietrich asked if the eggs he was selling came from chickens he owns. Roger Kwiatkowski said yes. Dave Dietrich said it is incidental to agriculture and exempt. Roger Kwiatkowski reiterated that there are exemptions if you have an agriculture exemption. Dave Dietrich confirmed that to be right. There is a case on that, he believes an opinion at the Ohio's Attorney General's Office that came out, that if the sign relates to agricultural products raised on your property in which the sign is located it is exempt. Roger Kwiatkowski said so if he buys his eggs from someone else who is raising them then it is different. Dave Dietrich agreed that would be different situation. Chairperson Reeves said that would be a home occupation. Dave Dietrich said that is more of a commercial, resale type of a thing. Roger Kwiatkowski referred it to a goods store. Dave Dietrich confirmed that is correct.

Chairperson Reeves asked the board if they are ok with the proposed change(s). All board members acknowledged yes. *No further review needed.*

Section 703.0 Governmental Signs Exempted

703.0 No Proposed Changes: Lisa Murphy advised that there are no proposed changes to this section and asked if everyone is ok with no changes. Chairperson Reeves asked what kind of signs are they talking about in this section and read this section out loud. Would this include our sign out front because it is on the office of the trustee/community of troy. Would that be a government sign? Dave Dietrich read outline the definition of "Governmental" in Section 700.0(A)(6). Chairperson Reeves said so probably not. Dave Dietrich agreed and said the sign out front is considered a "ground" sign.

Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

Section 704.0 Signs permitted in all Districts not Requiring a Zoning Certificate

704.0(A)(1)(2)(3)(4) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the chairperson if she wants the board to review them prior to discussing number 5. Chairperson Reeves said yes. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

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704.0(A)(5) Proposed Deletion and Additional Verbiage: Lisa Murphy read the proposed changes out loud. Roger Kwiatkowski said we have thirty days and no more than four times per calendar year but should we put something between the thirty days and four times a year, or is that being redundant? Dave Dietrich said we could and it is a little redundant plus the enforcement, that is a lot for the inspector to police. Roger Kwiatkowski said people can take it down and put it right back up. Dave Dietrich and Chairperson Reeves said they can and they do and that is a current problem. Dave Dietrich said this proposed change will add a bit of teeth to it. Chairperson Reeves said we do not have a length of time it has to stay down. Dave Dietrich replied that is correct, thought a first step was going with the calendar year. Chairperson Reeves said she was referring to summer signs and feels this should help. Chairperson Reeves asked the board if they are ok with the proposed change(s). All board members acknowledged yes. *No further review needed.*

704(6)(7) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked if everyone was ok with that. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

704(B) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked if everyone was ok with that. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

Section 705.0 Signs Permitted in a Residential Zoning District (see also Section 704.0)

705.0(A) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the chairperson if she wants the board to review them prior to discussing number 1. Chairperson Reeves said yes. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

705.0(A)(1) Proposed Deletion and Additional Verbiage: Lisa Murphy read the proposed changes out loud. Roger Kwiatkowski asked what is a pylon sign. Dave Dietrich said it would probably be on a short pole. Roger Kwiatkowski asked if that would be like a flag pole. Dave Dietrich said it would be more like a sign that is on a pole, that would be a pylon. Chairperson Reeves asked a permanent pole. Dave Dietrich said yes. Roger Kwiatkowski asked what a ground sign would be then? Dave Dietrich said a ground sign is more like a monument sign like what Dollar General has.

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Chairperson Reeves asked why are we going from residential “dwelling” to residential “zoning district” because isn’t zoning district like commercial, residential, that’s a district. Dave Dietrich said the way it reads it says “each use” so there are other uses in the residential zoning beyond just dwellings that are allowed. He just wanted to clarify that number one would apply to any use in a residential zoning district not just a dwelling. As it reads right now it can only be used for a dwelling. Chairperson Reeves is ok with that. Chairperson Reeves asked the board if they are ok with the proposed change(s). All board members acknowledged yes. *No further review needed.*

705.0(A)(1)(a) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked if everyone is ok with that. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

705.0(A)(1)(b) Proposed Additional Verbiage: Lisa Murphy said she is showing “per sign face” in red but she sees that verbiage is already in the resolution. Dave Dietrich said that was on him. Confirmed it was a typo therefore there are No Proposed Changes. Chairperson Reeves asked the board if they are ok with the proposed change(s). All board members acknowledged yes. *No further review needed.*

705.0(B) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to review. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

705.0(B)(1) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to review. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

705.0(B)(2) Proposed Additional Verbiage: Lisa Murphy said maybe this is where the confusion came from because “per sign face” is not currently in the resolution and it is being proposed to add it at the end of the sentence here. Looks like we are doing this to make it consistent with letter B.

Chairperson Reeves asked if we are saying that we can have more than one bulletin board sign at a time. Dave Dietrich said you get one sign but each sign has a max of eight square feet each side. Roger Kwiatkowski asked what is the difference between eight square feet and eight square feet per sign face. Dave Dietrich said the sign area is eight square feet. Roger Kwiatkowski said he thinks of a sheet of plywood and this reads the face is eight square feet but the sign could be put on a board larger than eight square feet. Dave Dietrich said he thought we had a way to measure and started to look for that. Roger Kwiatkowski said he thinks the structure of the sign is x amount of square feet and you put your sign up on that but the way he

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is reading this now your sign face can be x amount of square feet but you can mount it on something larger than eight square feet. Chairperson Reeves asked Roger if he is saying that we should not say "per sign face". Roger Kwiatkowski said he is looking at a difference between an eight foot square sign and an eight foot square sign face. Having an eight-foot square sign face does not necessarily mean you are going to put it on an eight square foot sign.

Dave Dietrich asked everyone to go to Section 708.0. Henry Shrock said if you have two posts coming up, four by fours, it is what is in between those two posts that counts and get measured. Dave Dietrich replied yes. Henry Shrock asked about the two posts. Dave Dietrich said the two posts are not included and are just support to which Henry agreed with.

Chairperson Reeves asked Roger if this answers his question. Roger Kwiatkowski said no. It is the measuring of the sign face is different from the measuring of the board you put it on. We should have it say "Bulletin board signs shall have a maximum area of 8 square feet" and leave it at that then you have to put your sign within that perimeter but from what he is reading if we add "per sign face" and it does not fit on that board then you could put it on a bigger board. Chairperson Reeves asked Roger if he is saying that we are saying the sign itself has to be eight square feet but it can be put on a bigger backdrop. Roger Kwiatkowski said that is what he is saying.

Bryan Cargould said the bigger backdrop could be considered structural frame of the sign. So, you can put an eight square foot sign on a billboard and it would comply.

Roger Kwiatkowski said what he is saying is if we leave "per sign face" off that is what we have and he does not see what we are trying to fix. Chairperson Reeves said they can still do the same thing with what you are saying to do, if we just leave it alone they can still do that. Roger Kwiatkowski said no you cannot. Bryan Cargould said no because the whole sign could only be eight square feet. Roger Kwiatkowski read 705.0(B)(2) out loud and added that means it has to be eight square feet and you have to put your sign on that.

Chairperson Reeve asked Dave Dietrich why are you adding this? Dave Dietrich said basically it is because other townships have done this. Roger Kwiatkowski said we already have it in 705.0(A)(1)(b). Lisa Murphy asked why is it ok to have it there but not here. Roger Kwiatkowski said we need to either have it in both or have it in none. So how does this board want to make it. Chairperson Reeves asked the board which way they want to go. Each board member said they want to leave it as is and not have "per sign face" in either location. Henry Shrock asked since it is already in 705.0(A)(1)(b) what would we do. Lisa Murphy advised that it will become a proposed change to be deleted and 705.0(B)(2) will no longer be a proposed change.

Chairperson Reeves asked the board if they are ok with the proposed change(s) along with the additional changes discussed. All board members acknowledged yes. *No further review needed.*

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705.0(C) No Proposed Changes: Lisa Murphy advised that there are no proposed changes. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

Section 706.0 Signs Permitted in the Commercial and Industrial Zoning Districts (see also Section 704.0)

706.0(A)(1)(a)(b)(c) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read those sections. Roger Kwiatkowski asked what a marquee sign is. Dave Dietrich told him to think of a movie theater at the entrance and how it projects out and has an overhang look. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

706.0(A)(2) Proposed Deletion and Additional Verbiage: Lisa Murphy read the proposed changes out loud. Chairperson Reeves asked why the size change? Dave Dietrich said 12 is pretty small for a ground sign. You can leave at 12 if you think 24 is too big. Roger Kwiatkowski said 24 square feet would be 4x6. Henry Shrock said that is not that big really. Roger Kwiatkowski asked if this was for industrial and commercial. Chairperson Reeves and Dave Dietrich confirmed yes. Chairperson Reeves asked if that is lighted. Dave Dietrich said they can be because it is in commercial or industrial. Chairperson Reeves said that is a pretty good side but going down 422 at least you could see it if it was 24 square feet. Chairperson Reeves asked the board if they are ok with the proposed change(s) along with the additional changes discussed. All board members acknowledged yes. *No further review needed.*

706.0(A)(3) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

706.0(B)(1)(2)(3) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

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Section 707.0 Signs in a P-1 and P-2 Districts

707.0(A)(1)(a)(b) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Roger Kwiatkowski said in 707.0(A)(1)(b) it has “per sign face” and suggested to remove it in order to be consistent. Chairperson Reeves said then we need to go back to where we changed 12 to 24 (706.0(A)(2)) as it has “per sign face” there. Are we taking this out across the board or only on certain ones? Joyce Kvacek mentioned “per sign face” is also in 706.0(A)(3). Roger Kwiatkowski said all of them. Chairperson Reeves said “per sign face” is in quite a few of them. Lisa Murphy said she can do a search and find all of the “per sign face” and change so they show as being proposed to remove them. **Will review adjusted proposed changes at next meeting.*

707.0(B) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

707.0(B)(1) Proposed Full Deletion: Lisa Murphy advised that it is being proposed to fully delete number 1 and read it out loud. Explained that number 2 will become the new number 1. The question is, are we good with the removal of number 1 and making number 2, number 1. Chairperson Reeves asked what is a professional sign? Dave Dietrick directed us to the definition under 700.0(A)(3) and advised that this type of sign is not allowed in the park district and that is why it is suggested to be deleted. Chairperson Reeves asked the board if they are ok with the proposed change(s) along with the additional changes discussed. All board members acknowledged yes. *No further review needed.*

707.0(B)(2) Proposed Number Change and Additional Verbiage: *Explained number change already* Lisa Murphy reiterated that “per sign face” will not be added. Nothing further for this one. *No further review needed.*

707.0(C) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

707.0(D) No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Chairperson Reeves asked what is this one? Lisa Murphy read it out loud. Chairperson Reeves said this is in the P1-P2 area so it would be in a park. Dave Dietrich said this would be for a temporary event. Some temporary event that would be over the weekend. The need to have a temporary sign for a party/event it could not be anything bigger than 16 square feet. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

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Section 708.0 Measurement of Sign Area

708.0 No Proposed Changes: Joe Mayoros asked if we should take out “face of a sign”? Henry Shrock said what if we make it the size of a sign. Dave Dietrich said if we are removing it elsewhere, we will have to remove it here as well. Lisa Murphy asked if we are removing any thing that says “face” regarding a sign. Dave Dietrich said yes so do your word search.

Bryan Cargould said in this case you may need to define it because you are separating it from its structural members later in the paragraph. You need to define the base of the sign different from the post of the sign. Maybe that definition needs to be that it is not the whole sign including the post, as Henry Shrock mentioned earlier, but that it is only the area of the sign. Do you think that is needed for the separation of those parts. Maybe it should say “surface or area”. Dave Dietrich said that makes sense to delete “face” and have it say “surface or area”. Chairman Reeves asked the board if they are ok with the proposed changes. All board members acknowledged they are ok with no proposed changes. ***All “face” will be re-reviewed at March’s meeting to confirm proposed changes are OK.*

Section 709.0 Measurement of Sign Height

709.0 No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

710.0 No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Chairperson Reeves and Henry Shrock asked if we are still in the park district. Dave Dietrich said no, this is across the board for all of the districts. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

711.0 No Proposed Changes: Lisa Murphy advised that there are no proposed changes and asked the board to read it. Chairperson Reeves asked the board if they see any changes, they feel are needed. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

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712.0 No Proposed Changes: Lisa Murphy advised there are no proposed changes and asked the board to read it. Henry Shrock said he is okay with it. Chairperson Reeves said as long as the zoning inspector is in there it is okay. Joe Mayoros said he is okay with it. Bryan Cargould asked if we should take the third word out so it says "if the face of any nonconforming sign"? Roger Kwiatkowski asked what does that fix. Bryan Cargould said we kind of have a double definition of using that sign face again and we are trying to get away from that "sign face". Roger Kwiatkowski suggested to get rid of all of it regarding if the sign is damaged in excess of 50% and just have it say any sign that is nonconforming. Chairperson Reeves asked what makes it a nonconforming sign. Something that is not following the rules? Henry Shrock said maybe it could be too big. Bryan Cargould mentioned that this section says removal of damaged nonconforming signs but we are telling them not to remove it but just to make it conforming. The instructions do not match the header. Roger Kwiatkowski said the nonconforming sign could be up prior to the new regulations. It might not be conforming but it would be grandfathered in. Bryan Cargould replied that it is still saying removal of damaged but you are not doing any removing you are just having them fix it. Henry Shrock said or to repair the damage. Bryan Cargould said if it is a nondamaged nonconforming sign nothing could be done because it is grandfathered in, correct? Roger Kwiatkowski confirmed that to be correct. Bryan Cargould said if it is a damaged, nonconforming sign you are going to tell them to fix it. Roger Kwiatkowski confirmed that to be correct. Bryan Cargould said you are not telling them to remove it. Chairperson Reeves said we could just take off "removal of" and just have "damaged nonconforming" in the title. Bryan Cargould said that would change would match the section. Roger Kwiatkowski said it gives the opportunity for you to have a damaged nonconforming sign and be able to fix it without losing the grandfathering by keeping the sign intact, because you cannot let it be damaged. They have a choice, you either fix it or remove it. Bryan Cargould said that would be the inspector's call. If it cannot be fixed then they will have to take it down, which leads us to the next section of "removal of signs". Chairperson Reeves said she understands what Bryan Cargould is saying and agrees with the removal of the words "removal of" in the title. This is just saying how you would handle a damaged nonconforming sign. Dave Dietrich asked what if you change it to "reconstructed" in the title instead of removal. Roger Kwiatkowski said that is not what the ordinance signifies, if it is a nonconforming sign and is damaged then fix it and if you are not going to fix it get rid of it so "removal" should be there. Dave Dietrich said he picked up on "reconstructed" because that is the verbiage from the sentence so should you use "reconstructed" in the title. Bryan Cargould reiterated that it does not tell you to remove it, it says only to reconstruct it. Chairperson Reeves said it also ties on the fact that it is in excess of 50%. Bryan Cargould said if it is not 50% you are not going to have them repair it. You are not telling them to remove it you are telling them to fix it. Dave Dietrich said the idea is if it beyond 50% you want the sign to comply with current zoning. That is the idea and is what we are after here in this paragraph. Chairperson Reeves asked the board what they would like to do. Roger Kwiatkowski said we can take out the other stuff and have it say "if

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the sign is damaged in excess of 50%, determined by the zoning inspector, then shall only be reconstructed in accordance with this zoning resolution or any amendment thereto.”.

Chairperson Reeves said we have to leave “nonconforming” in there somewhere and asked Roger Kwiatkowski to repeat what he said. Roger said “if any nonconforming sign is damaged in excess of 50%, as determined by the zoning inspector, then it shall only be reconstructed in accordance with this zoning resolution or any amendment thereto”. Chairperson Reeves said the removal is understood even though it is not stated, because if they do not reconstruct it to the current rules it would have to be removed. Bryan Cargould said this ordinance is saying if it is only 40% damage you do not have to do anything. If it is more than 50% you are telling them to fix it not remove it. Chairperson Reeves said that is why she said it is understood that if you cannot fix it you would remove it. Bryan Cargould said if you cannot or refuse to fix it then it would fall under Section 713.0 which is removal of signs. Roger Kwiatkowski asked for confirmation if they are saying we should remove “Removal of” in the title so it reads “Damaged Nonconforming Signs”. Bryan Cargould replied yes, because that is what this section is addressing. Chairperson Reeves said then we are going to take out “the sign face” in the first row. Do we all agree with that. Lisa Murphy asked for confirmation that the final agreed upon proposed changes are to delete “Removal of” from the title and delete “face” add “area” in the first sentence. Chairperson Reeves asked the board and Dave Dietrich if that sounds right and if they are in agreement. All board members and Dave Dietrich acknowledged that is good and they are in agreement with those proposed changes. *No further review needed.*

713.0 No Proposed Changes: Lisa Murphy told the board that there are no proposed changes and asked the board to read it. Chairperson Reeves asked the board if they see any changes, they feel are needed. Bryan Cargould in the middle after the words “becomes obsolete” we add “or damaged”. Then the zoning inspector can say it is beyond 50%. Joe Mayoros said that was said in the previous section and he feels Section 713.0 should be left as is. It is talking about two different things. It is talking about obsolete signs and stuff not damaged. Chairperson Reeves agreed with Joe Mayoros. Bryan Cargould said he only brought this up because this is the section that deals with the removal. So, if it is damaged beyond repair this gives you the power to remove it. Chairperson Reeves said she thinks Section 712.0 gives us that power also. It is implied. Dave Dietrich said that is the result of. Chairperson Reeves said if it is damaged and it is more than 50% and you are not willing to bring it up to code then it is a goner.

Roger Kwiatkowski said in Section 712.0 then we should add conforming to nonconforming signs because we do not have conforming signs. Dave Dietrich said that is a given. The only way to do it is to compliance but it can be said that way if you want to. Chairperson Reeves said then we would have to change the title again so it just said “Damaged Signs”. She feels leave Section 712 with proposed changes and leave Section 713 alone. Dave Dietrich reiterated that it is a given and the only way you can do it is to comply. Roger Kwiatkowski said Section 713 says

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"any existing conforming or nonconforming". Dave Dietrich said yes, it is referring to something that is obsolete. Chairperson Reeves said this would be if the building was not there anymore and just a sign is still there. Dave Dietrich said it would be when the sign does not relate to what is there at the property. Chairperson Reeves said it would be like the Blue Jay Orchards sign that is at the corner. If they did not exist anymore then that sign would have to be removed. Dave Dietrich confirmed that to be accurate. Chairperson Reeves asked the board if they are ok with this. All board members acknowledged they are ok with no proposed changes. *No further review needed.*

Chairperson Reeves said we will stop the review for tonight.

NEW BUSINESS

No new business

ZONING INSPECTOR

Zoning Inspector not present.

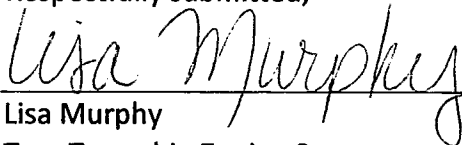
NEXT MEETING

The next regular meeting will be held on March 2, 2023 at 7:00 p.m.

ADJOURNMENT

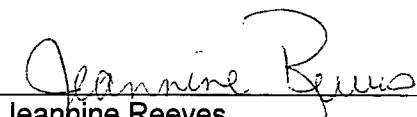
With nothing further to discuss, Chairperson Reeves asked for a motion to adjourn the meeting. Roger Kwiatkowski motioned to adjourn; Art Kvacek seconded said motion. All in favor meeting adjourned at 8:22 p.m.

Respectfully submitted,



Lisa Murphy

Troy Township Zoning Secretary



Jeannine Reeves

Troy Township Zoning Commission Chairperson