

**Board of Zoning Appeals  
October 3, 2012**

The meeting was called to order by chairman Stanziale at 7:00 p.m. with the following members present: E. Davis, D. Gyure, E. Simon, and N. White.

**Also present:** C. Ehrhart-Office Assist, Steve Roessner-Zoning Inspector.

**Agenda:** Additions/Deletions: NONE

Minutes of **July 10, 2012** were presented for approval. White made a motion to approve the minutes, seconded by Gyure. All in Favor: Yeas (3) Davis & Simon- Abstain

Minutes of **September 4, 2012** were presented for approval. Simon made a motion to approve the minutes with the minor corrections, seconded by White. All in Favor: Yeas (3) Gyure & Davis-Abstain

**NEW BUSINESS:**

**Chem Technologies, LTD-Sign:** Roessner stated that Chem Technologies has made application for a variance from the 15 feet required to a zero distance to put a sign up on the right of way along 528. The right of way varies in front of Chem Technologies from 50 to 60; they will put the sign about middle of the lot sort of in front of the pond. They have a true hardship because of the width of the right of way varies greatly along their property; typically the right of way is 30 feet and the village requires a sign be place 15 feet back from there. Stanziale asked why the right of way distance is greater on this side of the property. Roessner stated it is a State Route and that is what is required. Stanziale asked if we will have any issue with the state. Roessner stated that the village cannot approve a sign being placed in a public right of way. Gyure clarified that Chem Technologies is asking for zero setback so they want to place the sign right on the right of way line. Roessner stated yes that is correct. Stanziale asked what kind of sign it will be. Roessner stated no drawings were submitted. Davis asked about size of the sign. Roessner stated that they can have a sign at a maximum size of 32 square feet.

***Simon made a motion to grant the variance at 0 setback with the condition that Chem Technologies makes sure the sign is not placed within the Right of Way. No second.***

Roessner stated that what Chem Technologies is saying is they will not put the sign in the right of way just on it and if the state comes through and the sign is not in the right place the state will either remove it or make them remove it. It's really not an issue for the village.

***Stanziale made a motion to approve the variance with the condition that the sign be placed with a 1 foot setback from the right of way, seconded by Simon. Roll Call: Yeas (5)***

Being no further business before the committee, Stanziale adjourned the meeting at 7:00 pm.