

**HARRISON TOWNSHIP**  
**Board of Zoning Appeals**  
**Monday, September 12, 2016**  
**7:00 p.m.**

The meeting of the Harrison Township Board of Zoning Appeals was called to order at 7:00 p.m. on Monday, September 12, 2016.

**Those present:**

Jerry Barnes  
Patricia Larrick  
Steven Russell

Justin Riley Olszewski,  
Zoning Administrator, Development Dept.

**Those not present:**

Charles Waldron

**APPROVAL OF THE MINUTES:**

Mr. Steven Russell made a motion to approve the minutes dated August 8, 2016. Mr. Jerry Barnes seconded the motion. Motion carried and passed 4-0.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Case No. BZA-09-16**

Case# BZA-09-16 was initiated by Sign Dynamics, 2781 Thunderhawk Ct., Dayton, OH 45414. The applicant is requesting a Variance to Article 41, Section 4105.01(C)(1) to allow for the placement of four additional wall mounted identification signs. The property is located at 4997 N Main St., Dayton, OH, Harrison Township, Montgomery County, Ohio.

Staff stated that the property is located on the west side of N. Main St. north of Turner Rd. The property is currently zoned "B-3" Business District. The surrounding zoning is "B-3" Business District. The surrounding land use is commercial. The property currently operates as a restaurant. Article 41, Section 4105.01 (C)(1) states "Each business is permitted one sign attached to the building and one free-standing or ground mounted sign per public street frontage." The property has two entrances, one on N. Main St., and access from Turner Rd, each with legal non-conforming free-standing identification signs. The applicant is proposing the placement of additional signage on the north wall, south wall, and east wall in addition to the permitted sign already placed on the east wall of the building. The new signage is a part of a comprehensive remodeling of a business that has operated in the township for over 20 years.

Staff recommends that the Board take all information and testimony into consideration.

The applicant, Jeffrey Beck, president of Sign Dynamics, 2781 Thunderhawk, was duly sworn and stated that sign dynamics was commissioned by Wendy's to remodel their signs in southern Ohio. Mr. Beck stated that Wendy's would like to add script letters on the front of the building with a tag line and channel letters on either side of the building.

After some discussion among Board members, Mr. Jerry Barnes made a motion to approve BZA-09-16 with conditions. Mr. Steven Russell seconded the motion. Motion carried and passed 3-0.

**NEW BUSINESS:**

**Case No. BZA-10-16**

Mr. Justin Riley Olszewski stated that BZA-10-16 was withdrawn by the property owner.

**ADJOURNMENT:**

There being no further business to discuss, Mr. Steven Russell made a motion to adjourn the meeting. Mr. Jerry Barnes seconded the motion. Motion carried and passed 3-0.

Respectfully submitted,

Harrison Township  
Board of Zoning Appeals

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Shonda Hill  
Executive Secretary

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Charles Waldron, President

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Patricia Larrick, Vice President

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Steven Russell

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Jerry Barnes

Attested as to Signatures,

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Shonda Hill  
Executive Secretary