

Board of Zoning Appeals
Board Meeting

Minutes

March 5, 2025
5:30 PM

VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

Attendee Name	Title	Status
Michael Percy	Chairman	Present
William Smith	Member	Present
Cynthia Cunningham	Member	Present
Samantha Ramsier	Member	Excused
Chris O'Quin	Member	Present
Curtis Adams	Alt. Member	Present
Luisa Gantt	Alt. Member	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Robert Broeren; Matthew Lynn; Gary Koester; Donald Carr; Scott Zimmerman

SWEARING IN NEW MEMBERS

New alternate members Curtis Adams and Luisa Gantt were sworn in by City Law Director Broeren.

2025 ELECTIONS

Election of the 2025 Chairperson and Vice-Chairperson.

- nominate Michael Percy as Chair and Chris O'Quin as Vice Chair

RESULT:	ADOPTED [5 TO 0]
MOVER:	Cynthia Cunningham, Member
SECONDER:	William Smith, Member
AYES:	Percy, Smith, Cunningham, O'Quin, Adams
ABSTAIN:	Gantt
EXCUSED:	Ramsier

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Nov 20, 2024 5:30 PM

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Chris O'Quin, Member
SECONDER:	Cynthia Cunningham, Member
AYES:	Smith, Cunningham, O'Quin, Adams, Gantt
ABSTAIN:	Percy
EXCUSED:	Ramsier

BZA FILES

- 2025-BZA-04 : 935 Coshocton AVE - Variance for Second Freestanding Sign

Lynn (sworn in) with Kessler Sign Company, on behalf of Take 5, explained the request for a variance to obtain a second road sign on the parcel.

Percy explained the case involves a parcel that has multiple businesses. The parcel has a directory (multi-tenant freestanding) sign on Coshocton AVE. The request is for a sign separate from the directory sign along Coshocton AVE.

O'Quin asked for clarification on where they plan to locate the proposed sign, thinking it is just to the right of the driveway of the complex.

Lynn said they looked back to the old Long John Silver's sign that was located on the right side of the drive entrance, when facing the front of the complex. The new sign is proposed to be located in the same general vicinity.

Broeren said the Long John Silver's sign predated Code. Percy said it was removed a long time ago. Blankenhorn said, when they vacated the premises.

Carr (sworn in) explained the subject property encompasses the entire northwest corner, except for the bank and drive thru. There a number of businesses on this property in 2 other structures. He noted Kay Jewelry and Cross Creek Dental do not have any signage on the frontage of Coshocton AVE. Carr listed other businesses in the area that share signage or don't have any freestanding signage. He described the dimensions of the proposed sign as significant. Carr disagreed with the applicant's narrative explaining a disadvantage and the complement to the area. He further detailed the wall signage that has been approved for the building. Carr said allowing the second sign will create a precedence, allowing other businesses to have more free-standing signs, even on this same parcel. He asked that the application be denied.

Koester (sworn in) spoke against the application for a second sign. He noted the recently adopted Code. He doesn't think the signage is necessary or appropriate, noting a gradual cluttering of Coshocton AVE. Calling attending to the site plan, he said the proposed with will interfere with visibility to the East for those existing the driveway of the complex. Koester urged the BZA to deny the application.

There were not outside communications received by the Development Services Manager. Blankenhorn read the staff report: March 4, 2025 Case: 2025-BZA-01 935 Coshocton AVE Parcel # 66-04268.000 The subject property is zoned GB - General Business District. There are 3 separate structures on the parcel occupied by numerous tenants. There is an existing freestanding multi-tenant sign on the parcel. City Code §1113.08(a)(2) allows for one freestanding sign along each public street frontage, per property. City Code §1113.08(a)(6)

gives the responsibility to the property owner to determine the messaging on the freestanding sign when it serves multiple tenants or uses. A review of other commercial properties around the city with multiple structures and/or entities did not reveal any other parcels with more than one freestanding sign. O'Quin made a motion to accept the variance as presented.

Discussion: O'Quin noted from the staff report that this would be the first property with a second freestanding sign. That could create issues for the BZA in the future, even on this property. He questioned why Take 5 didn't pursue altering the existing multi-tenant sign to be included on it.

Percy noted the existing multi-tenant sign on this parcel is nonconforming as it is taller than what the Code allows.

Smith supports upholding the newly adopted Code.

Percy added the new Code received a lot of thought and input before it was proposed and adopted.

Gantt asked if Take 5 could put their name on the existing multi-tenant sign. Percy explained that is a negotiation between the tenant and the property owner.

RESULT:	DENIED [0 TO 5]
MOVER:	Chris O'Quin, Member
SECONDER:	Cynthia Cunningham, Member
NAYS:	Percy, Smith, Cunningham, O'Quin, Adams
ABSTAIN:	Gantt
EXCUSED:	Ramsier

ADJOURN

- Adjourn Motion

Cunningham made a motion to adjourn the meeting, O'Quin seconded and the meeting was adjourned at 5:56 PM

RESULT:	ADOPTED [5 TO 0]
MOVER:	Cynthia Cunningham, Member
SECONDER:	Chris O'Quin, Member
AYES:	Smith, Cunningham, O'Quin, Adams, Gantt
ABSTAIN:	Percy
EXCUSED:	Ramsier



Board of Zoning Appeals Meeting: 03/05/25 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

DEFEATED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 4200)

DOC ID: 4200

2025-BZA-04 : 935 COSHOCTON AVE - VARIANCE FOR SECOND FREESTANDING SIGN

Item Number	2025-BZA-01
Site Address	935 Coshocton AVE
Parcel Number	66-04268.000
Zoning District	GB – General Business District
Presented By	Samantha Newell, Kessler Sign Group

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1113.08 Permanent Signs in Nonresidential Zoning Districts
 (a) Freestanding Signs
 (2) Only one freestanding sign shall be permitted along each public street frontage.

Request: variance to install a second freestanding sign on the parcel, see attached application package

COMMENTS - Current Meeting:

Lynn (sworn in) with Kessler Sign Company, on behalf of Take 5, explained the request for a variance to obtain a second road sign on the parcel.

Percy explained the case involves a parcel that has multiple businesses. The parcel has a directory (multi-tenant freestanding) sign on Coshocton AVE. The request is for a sign separate from the directory sign along Coshocton AVE.

O'Quin asked for clarification on where they plan to locate the proposed sign, thinking it is just to the right of the driveway of the complex.

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O'Quin made a motion to accept the variance as presented.

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RESULT:	DENIED [0 TO 5]
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SECONDER:	Cynthia Cunningham, Member
NAYS:	Percy, Smith, Cunningham, O'Quin, Adams
ABSTAIN:	Luisa Gantt
EXCUSED:	Samantha Ramsier



City of Mount Vernon, Ohio
Board of Zoning Appeals &
Municipal Planning Commission

Request for Hearing

Applicant's Information			
Owner's Name, Address, Phone, email address USPG Portfolio Four LLC 3665 Fishinger Blvd. Hilliard OH 43024			
Agent's Name, Address, Phone, email address Samantha Newell P.O. box 785 Zanesville OH 43702 740.453.0668 Samantha@kessler-sign.co.com			
Site Information			
Site Address 935 Coshocton Ave Mt. Vernon Ohio		Legal Description	
Parcel Number 64-04268.000	Deed Volume and Page Number	Zoning District G1B	
Existing use of property Vacant Restaurant		Proposed use of property Take 5 oil change	
Hearing Request			
Type of Hearing Requested: <input type="checkbox"/> Appeal <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Other			
In the following section, please provide a brief description of the request. Any additional documents or information required by the Zoning Code and/or supporting your request should be attached to this application as separate sheets.			
Request: See attached Narrative.			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.			
Date: 2.7.25		By:	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$100.00	Date Paid
Status of Board's Action <input type="checkbox"/> Approved <input type="checkbox"/> Denied			

Revised 2025-01-24

Attachment: 2025-BZA-01 Application package (4200 : 2025-Bza-01)

Narrative

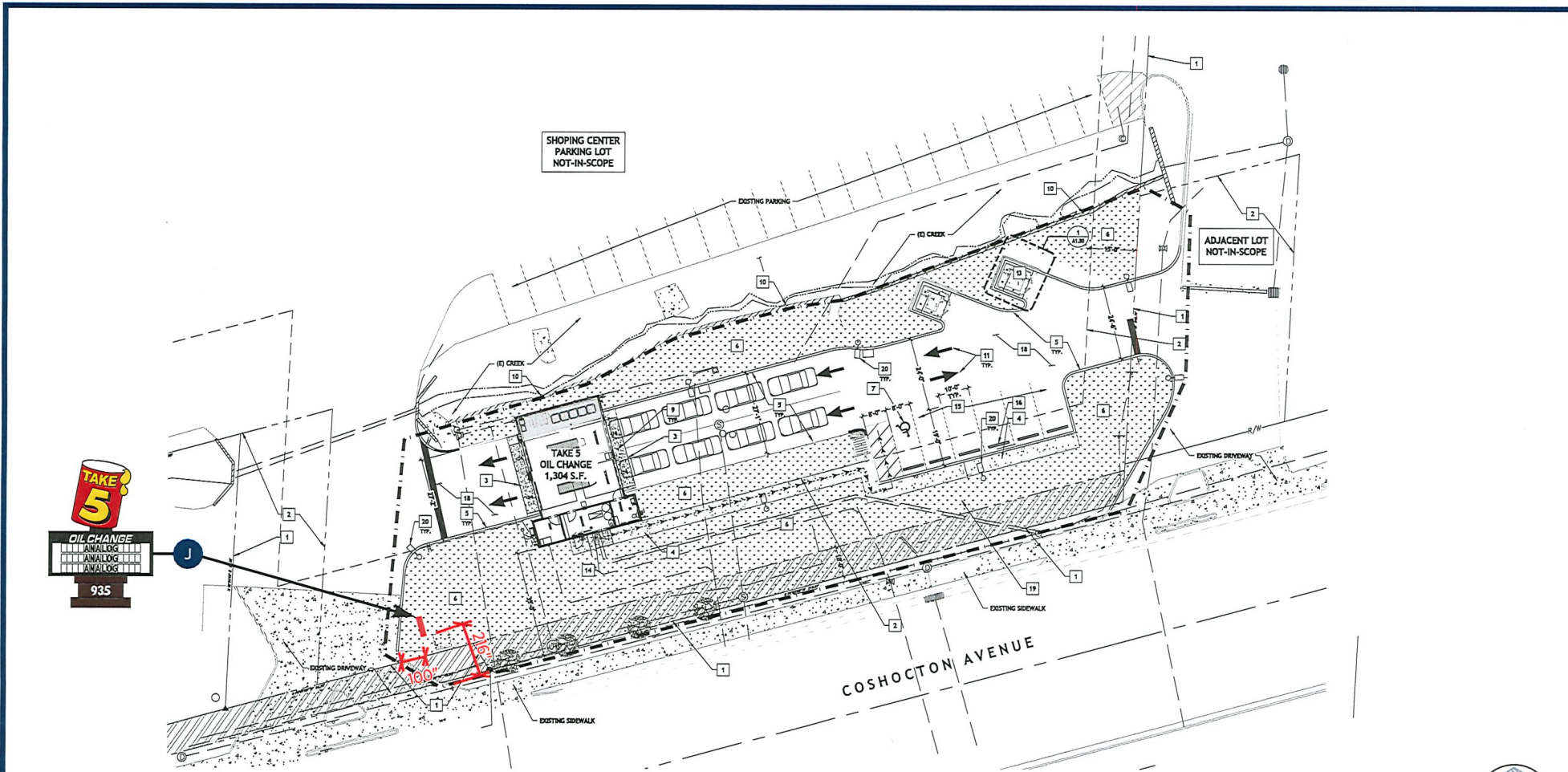
Regarding Take 5 Oil Change at 935 Coshocton Ave. Mt. Vernon Ohio

We are requesting a variance to install a 10' monument sign on our property. The current ordinance 1113.08-A2 permits only one freestanding sign along each public street frontage. However, there is no room on the existing tenant sign to accommodate this business, creating a significant hardship.

Take 5 Oil Change is at a disadvantage compared to neighboring businesses that have adequate signage to attract customers. Without access to proper advertising signage, they are unable to effectively promote their services, which impacts revenue and would make it hard to find their new business. Additionally, while traveling West on Coshocton Ave. there is no visible logo signage for the business, further reducing the ability to attract potential customers.

The proposed 10' monument sign will be designed to complement the existing signage in the area and will not create any visual clutter or safety hazards. It will provide them with the necessary visibility of signage to compete fairly with neighboring businesses and contribute to the local economy.

We believe that granting this variance will not only support their business but also enhance the overall commercial environment in the area. We also believe it is only fair to allow them to have a monument/ tenant sign that everyone else is able to have. This will help address the business's visibility challenges and enhance its competitiveness. Thank you for considering our request!



Site & Sign Location Plan

Scale: 1/32"=1'-0"



222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.



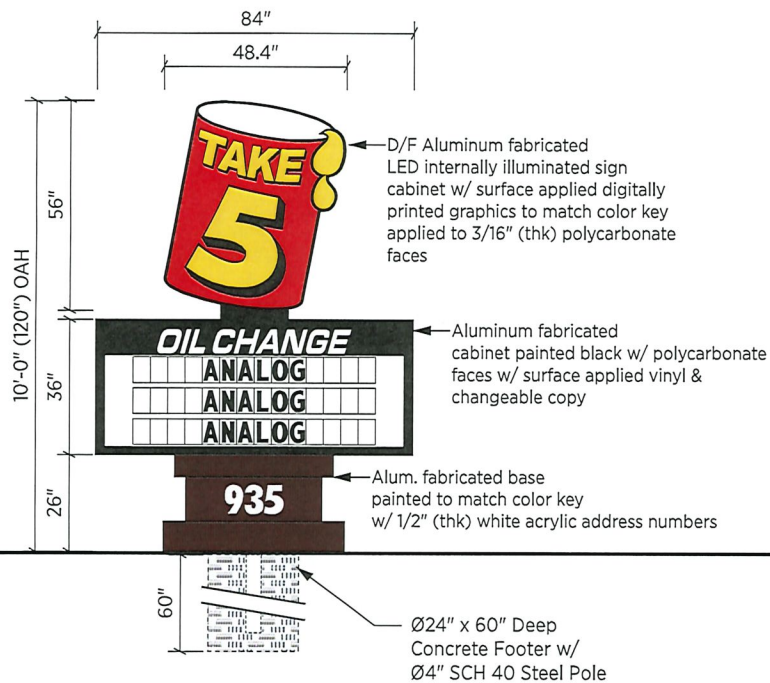
CLIENT
Take 5 Oil Change
440 South Church Street
Suite 700
Charlotte, NC 28202

LOCATION ADDRESS
Take 5 Oil Change #956
935 Coshocoton Ave
Mount Vernon, OH 43050

LAYOUT DATES
12/03/2024 - AR

PROJECT NO.
32907

Attachment: 2025-BZA-01 Application package (4200 : 2025-Bza-01)



Quantity	1
Square Footage	40 Sq Ft
Square Footage Calculation	Allowed: 40 sf; 35' Height m.

Description
Provide D/F LED illuminated monument sign per drawing.

Color Key

- PMS 2347 C
- PMS 107 C
- Black
- White
- SW 6076 "Turkish Coffee"

Attachment: 2025-BZA-01 Application package (4200 : 2025-Bza-01)



Illuminated Monument Sign

Scale: 3/8" = 1'-0"



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Google



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