

**Leroy Township Zoning Board of Appeals**  
**Public Hearing No. 2023-1 (Lifehouse Church) / General Meeting**  
**January 24, 2023**  
**Leroy Township Town Hall, 6684 Paine Road, Leroy Township OH**

**PUBLIC HEARING**

Meeting called to order by Chairman, Rudy Veselko.

**Roll Call:** Chairman, Rudy Veselko, Vice Chairman, Shawn Parker, Susan Hanna, Greg Miller

**Absent:** Tim Toman, Alternate, Amy Shelton

**Staff Present:** Zoning Inspector, Noell Sivertsen, Secretary, Nancy Kranstuber

**Audience:** Jim O'Leary, Tim Ruff, Sid Rose, Charlie Cross, Ron Baker, Steve Bradshaw, Ron Simmons

**Purpose of the Hearing**

Shilo Christian Church, dba Lifehouse Church, 14230 Radcliffe Road, has requested to replace their existing two-sided fluorescent lit sign with an upgraded, larger illuminated sign. The new sign will have less square footage than the existing sign. The proposed sign is 8 foot tall by 3 foot wide, a total of 24 square feet. This would be a variance request of permitted use in an R-2 district, Section 23.04 Residential District Signs.

**23.04 RESIDENTIAL DISTRICT SIGNS**

2. Said sign shall be a maximum of three (3) square feet in area per face.

An **Oath of Truthfulness** was administered by Chairman Veselko to those in attendance who planned to speak during the proceedings.

A **legal notice of hearing** was published in the News-Herald on January 24, 2023, and on the township website. Written notices were mailed to all parties of interest.

**Testimonies of Interested Parties**

Mr. O'Leary addressed the BZA on why the variance is being requested and provided pictures, specifications, and design drawings of the new sign. The existing sign is in poor condition and illuminated by fluorescent bulbs, with individual plastic letters used for posted messages. The new sign is large enough to be seen, but not too large to be a distraction. It would allow for additional information to be posted and minimize tampering, which occurred with the old sign. The sign would allow postings to be changed from inside the church versus standing outside and inserting the individual letters, as is currently done. Messages can be modified at any given time, and the lighting automatically dimmed or turned off completely. The sign is being donated by the Agile Sign Company. Pastor Bradshaw would be the individual responsible for the programming of the sign.

Mr. Ruff reported the new sign would be the most efficient and can be timed to operate at any hour, including turning it off completely. The sign serves as a community service for all the events they have for the children in the neighborhood, as well as the church parishioners. The new sign's square footage is approximately the same as the existing sign, with the difference being in the configuration; vertical, as opposed to the current horizontal. It will be in the same place as the current sign; perpendicular to the road so there is no concern for brightness affecting cross traffic.

**Testimony from guests and audience:** Ron Baker commented it sounded very reasonable.

**Recommendation of Zoning Inspector**

APPROVAL with Stipulations. This property is unique in the fact that it is permitted commercial use in a residential district. With that, the needs for signage are different than that of residential properties and each is unique. It is the inspector's understanding that the lighting of the proposed sign can be managed better than the current signage, recommended the lighting be directed so there is no overflow lighting onto adjacent properties, and consider times if there is a concern. Residential signage does not have any time constraints. It would be good for parishioners and community members compared to what is used now.

**Executive Session:** With no further questions or comments, the board moved into executive session to discuss and deliberate to arrive at a decision. Parker made a motion to move into executive session; Hanna seconded. All in favor. Parker made a motion to close the executive session; Miller seconded.

**Motion to Approve:** Parker made motion to approve the variance as requested, with the stipulation that the light be dimmed from 9:00 p.m. to 6:00 a.m.; Hanna seconded. Poll of vote:

Veselko – Yes	Hanna – Yes
Parker – Yes	Miller – Yes

Veselko requested that if at some time there were concerns from any neighbors due to the sign's brightness, that the church take that into consideration, and work accordingly with their request(s).

Mr. O'Leary asked for clarification on the motion that the approval was for dimming the light and not totally turning it off. Veselko clarified to dim the light, not turn it off completely.

### **GENERAL MEETING**

- Reading of the September 27, 2022, meeting minutes were waived. Hanna made a motion to approve the minutes; Parker seconded. All in favor.
- A discussion took place on how and when approval of meeting minutes should be handled in the future. Because the BZA meets on an as-needed basis, meeting minutes can go months without review or approval, which, in turn, affects sending out in a timely manner the request-for-variance approval or denial letters. It was agreed that:
  - In the case of a denied variance or conditional use permit (CUP), the BZA will meet the following month on its designated Tuesday to review and approve the minutes, regardless of no official business to be presented. A newspaper notification does not need to be published, but the meeting will be posted on the township website. A denial letter will then be sent by the secretary to the applicant the same week the minutes were approved.
  - Meeting minutes for approved variances or CUPs will be presented at a BZA meeting that is scheduled to hear new business.
- If required, the following 2023 dates are reserved for the remaining BZA meetings. As in the past, these dates fall on the fourth Tuesday of the month.

February 28	June 27	October 24
March 28	July 25	November 28
April 25	August 22	December – TBA, if needed
May 23	September 26	
- **Election of 2023 Officers**
  - Hanna nominated Veselko for Chairman; Miller seconded.
  - Hanna nominated Parker for Vice Chair; Miller seconded.
  - All in favor.
- **Correspondence**
  - The secretary reported that the township trustees reappointed those BZA members whose terms expired at the end of 2022.
  - The secretary reported a letter was received from the township trustees advising the BZA meeting attendance was increased to \$50.00 per meeting payable after the last meeting in December of this year, 2023.

ADJOURNMENT: Hearing no requests for further business, a motion was made by Veselko to adjourn; Miller seconded. All in favor.

Respectfully submitted,

N Kranstuber  
Secretary, Zoning Board of Appeals