



MEMBERS OF LANCASTER COUNTY BOARD OF ZONING APPEALS

BEVERLY WILLIAMS, DISTRICT 1
KEMESHA LOWERY, DISTRICT 2
HARVEY CARNES DISTRICT 3
DONALD DUVE DISTRICT 4
DARRELL REID, DISTRICT 5
MIKE COUCH, DISTRICT 6
FRANCES LIU, DISTRICT 7

**MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING**

MARCH 3, 2020

Members Present: Frances Liu, Darrell Reid, Harvey Carnes, Jabo Sims, Donald Duve, Beverly Williams, and Kemesha Lowery. A quorum of Lancaster County Board of Zoning Appeals was present for the meeting.

Members Absent: None

Others Present: Shannon Catoe -Zoning Director, Mika Garris -Zoning Secretary, and the County Attorney.

Members of the press were not present. All adjacent property owners were notified by certified mail. A notice was published in the local newspaper to include meeting place, date, time and the agenda and a copy on file.

Call Meeting to Order

Chairperson Liu called the meeting to order at 6:17 PM.

Approval of Agenda

Beverly Williams made the motion to remove item No. 2, the Michael McCarter variance request for 781 Hilldale Lane, from the agenda. Kemesha Lowery seconded the motion. Staff recommended to defer until a newly revised subdivision plan can be reviewed. There was no discussion by the Board. The motion was approved by a vote of 7-0.

VOTE: UNANIMOUS MOTION CARRIED

Beverly Williams moved to approve the amended agenda, which was seconded by Darrell Reid and approved by a vote of 7-0.

VOTE: UNANIMOUS MOTION CARRIED

Approval of Minutes

Kemesha Lowery moved to approve the minutes from November 5, 2019 as written, which was seconded by Donald Duve, and approved by a vote of 7-0.

VOTE: UNANIMOUS MOTION CARRIED

Jeremy Inman /Concept Unlimited: Sworn in before the board and gives his input on the request submitted. He is with the sign Company for Sharon View Credit Union. Agrees with Shannon Catoe about the explanation of what they are proposing for signage and the allowable square footage for the building had been met by the other two tenants. He iterates they have done larger buildings with more allowable square footage before of a building of this size. He expresses that a building much more than three tenants. When they looked at the building the two signs on the side and only way it would look correct on the building would be in the middle of the building. This building has a glass front with a curve middle section and would be hard to place a sign there and be visible. We moved it back and it's the screening for the HVAC unit that's the best place to put a sign on this building to make it look correct. We are asking for a larger sign and what Sharon View is asking for is really not that large of a sign overall in comparison to the building. Iterates it's in a business district and would face the back of other businesses along 521. He iterates they are three tenants and may move out and is possibly the plan moving forward overtime and this may be the only sign that will be on this building after a couple of years.

Don Duve /Board Member: He asks will the sign be lit up after dark? Will the light be within the sign itself? He asks does Zoning know that the sign will be lit?

Jeremy Inman /Concept Unlimited: He answers the sign will be lit up after dark. He answers the lights will be entirely LED lighting. Like most signs the face lights up and night time and LED is inside the sign itself. Face lights up

Don Duve /Board Member: He expresses his concern that the lighting will be illuminated enough to distract the drivers?

Jeremy Inman /Concept Unlimited: He answers to Mr. Duve that typically wall signs this sign will have acrylic faces and will have vinyl on the faces. It's more of a glow and typical on any sign you see around the area. It will be for example a Lowes or Home Depot it will be that exact same type of sign. You would not have any visibility issues. It's an industry standard that is how the signs are made.

Shannon Catoe /Zoning Director: She answers they do know the sign will be lit up.

Frances Liu /Chairperson: She asks will the business be opened after regular business hours.

Jeremy Inman /Concept Unlimited: Iterates I will have to defer to Sharonview to answer that and typically other businesses whether open day or night will be on and the lighting will be the same.

Frances Liu /Chairperson: Iterates most businesses probably did not have to get a variance for the size of the sign to begin with. Will it be lit for advertising value as oppose to having identification value.

building not knowing they were at the maximum allowance for a sign for themselves. Has been working with the county to come across state line for this new headquarters.

Harvey Carnes /Board Member: He asks Shannon Catoe Zoning Director if there was a sign on the building before they bought it? With the other businesses.

Shannon Catoe /Zoning Director: She answers to Mr. Carnes question that she is unsure.

Don Duve /Board Member: Asks if any additional signage has been proposed on any additional signs.

Mark Johnson /Sharonview Credit Union: The iterates the back of the building faces apartments and was not here when he bought the building and the lighting will not be on the back of the building. He speculates 400 parking spaces in front of our building and two layers of businesses before 521 and you cannot see 521 to he far right he speculates other businesses back up to Lender way and several layers and do not face any other businesses and iterates that they are the back of them.

Frances Liu /Chairperson: Speculates how important is the building be lighted at night when it's opened during the day?

Mark Johnson /Sharonview Credit Union: He iterates they have after hours meetings to protect the parking lot and prefer to have it lit and do not believe it will hinder any other tenants and businesses around the area. He expresses the other tenants signs will come off soon due to their lease being up.

Frances Liu /Chairperson: She speculates she worries about light pollution and the size of the signage requested and to receive what you are asking for and not have the after -hours signage? She speculates it being a four -story building and the lighting being an issue to others around the area.

Shannon Catoe /Zoning Director: She iterates that there is currently other lighting in the parking lot.

Jamie Gilbert/Economic Development: He speculates the older UDO and the current UDO took into account buildings this size it did not address that and the signage being proposed its 0.7% of the façade of the building. It's a very small sign and the lighting where it's going and faces the back of all the other businesses on 521 and considerable distance.

Frances Liu /Chairperson: Speculates it is visible without the sign and light.

Darrell Reid /Board Member: He asks will this be the Corporate Headquarters. Right now, you have no signage on the building.

Mark Johnson /Sharonview Credit Union: He confirms that it will be their Headquarters. He answers that he has nothing at all for signage.

Adjournment

With no further business at 7:04 PM, Harvey Carnes moved to adjourn the meeting. Beverly Williams seconded and the motion carried unanimously.

Harvey Carnes

Chair

Beverly Williams

Zoning Official