

Hamilton Township Board of Zoning Appeals May 8, 2025

Mr. Blomer called the meeting to order and announce the matters before the Board at 6:00 p.m.

Members present:

Garrick Horton
Michael Blomer
Adam Paul
Susan Erickson
Mark Wernery

Mr. Blomer explained the procedures and guidelines the Board would use to reach a decision during the hearing. He asked any persons wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Mr. Paul made a motion with a second from Mr. Horton to approve the December 19, 2024, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Mr. Horton made a motion with a second from Ms. Erickson to approve the April 10, 2025, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Ms. Cathy Walton presented the staff report for a variance for 90 E. Towne Center Blvd., Maineville Ohio. Collin Wisniewski, representing Permit Solutions, is requesting a zoning variance for a proposed McDonald's at 90 E. Towne Center Blvd. in Maineville, Ohio. The property, which is currently vacant and zoned B-2 General Business PUD, is part of a commercial area with similar zoning nearby. The applicant seeks to install a 30-foot pole sign, which is not permitted for single-tenant buildings with wall signage under Section 9.8.3(2) of the Zoning Resolution. Although an 8-foot ground sign was previously approved, the applicant believes it will not be visible to drivers on State Route 48 due to the site's topography. Legal notice was posted online, and nearby property owners were notified of the request.

Mr. Blomer then invited the applicant to speak to the Board.

Mr. Wisniewski and Engineer Greg Kech explained that a mound located in front of the parcel significantly limits visibility from State Route 48. As a result, they are requesting approval for a 30-foot sign instead of the previously approved 8-foot sign. They noted that the electronic sign component will be omitted. Additionally, a sanitary sewer easement on the property necessitates placing the sign further inward.

With no one coming forward to speak in support of or opposition to the variance request, the board closed the floor for deliberation. Board member Mr. Wernery expressed hesitation, noting that the size of the proposed sign seemed excessive. Other board members acknowledged his concern but emphasized that the applicant is a reputable company likely to construct the sign properly. They confirmed the visibility issue caused by the mound and recognized the reasoning behind the size request. The board also reassured Mr. Wernery that each variance is considered on a case-by-case basis and that approving this request would not set a precedent.

Mr. Blomer motioned to approve the variance request omitting the electron signage for the property at 90 Towne Center Blvd, Maineville, Ohio, 45039, with Mr. Paul seconding the motion.

Mr. Wernery	No
Mr. Paul	Yes
Mr. Horton	Yes
Mr. Blomer	Yes
Ms. Erickson	Yes

Ms. Cathy Walton presented the staff report for a variance to allow two wall signs of 75.16 square feet each on a property located at 121 Grandin Road, where only one wall sign of up to 60 square feet is permitted. The site, currently occupied by Applewood Nursery, is proposed for redevelopment as an Aldi grocery store. A compliant ground sign is also planned. Public notice was provided via the Township's website and mailed to nearby property owners.

Mr. Blomer then invited the applicant to speak to the Board.

The applicant, Clayton Schrey, representing Aldi, Inc., explained that the requested sign size is necessary due to the property's location at Grandin Road and State Route 48, as well as to maintain consistency with Aldi's standard signage for a 20,664-square-foot building. Following the closure of public comments, the board unanimously agreed that the request is reasonable given the site's location.

Mr. Blomer motioned to approve the variance request as submitted for the property at 121 Grandin Road, Maineville, Ohio 45039, with Mr. Paul seconding the motion.

Ms. Erickson	Yes
Mr. Paul	Yes
Mr. Horton	Yes
Mr. Wernery	Yes
Mr. Blomer	Yes

With no further business to discuss, Mr. Paul made a motion with a second from Mr. Blomer to adjourn.

All in favor. Aye.