



**City of Conneaut  
Zoning Board of Appeals  
February 16, 2017**

The regular meeting of the Zoning Board of Appeals was called to order by Chairman Arcaro at 5:30 pm on February 16, 2017.

The Pledge of Allegiance was recited by all.

**Roll Call:** Present were Mr. Arcaro, Mrs. Gate, Mrs. Sherman, and Mr. McKenna. Mr. Naylor was absent. A motion to excuse Mr. Naylor was made by Mrs. Gates and seconded by Mrs. Sherman. Motion carried.

**Approval of Minutes:** Some members did not have copies of the December minutes, and Ms. Shubitowski left to make copies. There were no cases in January, and subsequently no meeting was held. When Ms. Shubitowski returned, it came to light that Mr. Arcaro and Mrs. Sherman were both absent from the December meeting, and with the absence of Mr. Naylor, there was not a qualifying quorum to approve the December minutes. Approval was tabled until the March meeting. *Gates*

**Old Business:** NONE.

**New Business:**

- i. Case number 01-2017, UH Medical Center of 235 Parrish Road, p/n 12-326-00-046-00, being represented by Lou Belknap of Agile Sign Company, was seeking a variance of 9.66 square feet to install a new illuminated sign to replace the existing 36.53 square foot sign. The parcel is in an R-2 district. Maximum size allowed is 32 square feet.

Lou Belknap was sworn in. Mr. Belknap explained that the Medical Center was upgrading their current sign to reflect the style of signs they have in other locations. He said only the top portion of the proposed sign would actually illuminate. Mr. Arcaro asked if they (Agile Sign Co.) had handled the sign in front of the hospital itself, and also if the size would be similar to that one. Mr. Belknap and Ms. Shubitowski stated that it would be smaller than the one at the hospital. The dimensions of the current sign and proposed sign were reviewed by the board for clarification. Mr. McKenna asked if letters had gone out. Ms. Shubitowski stated they had, and the only reply was from Dr. Yoon, currently residing in Florida, but owns the home on the corner of Townsend and W. Main. Dr. Yoon didn't understand the letter she received, but had no objection when the intent was explained. Mr. Belknap then went on to state that the new sign would go in the exact location of the current sign, and current setbacks would not be altered. Chairman Arcaro asked if there were any further questions, and when there were none, asked for a motion to approve, which was given by Mr. McKenna. The motion was seconded by Mrs. Sherman. All were in favor, motion carried.

- II. Case Number 02-2017, Conneaut Human Resource Council Inc. of 327 Mill Street, p/n 12-113-00-020-00, represented by Deborah Newcomb and Luke Gallagher, was seeking a variance of 5 feet for a new shed. The parcel is in a B-3 district. Standard requirement for an accessory structure is 10 feet from any existing structure.

Mr. Gallagher and Mrs. Newcomb were sworn in. Mrs. Newcomb explained that the shed was 10' x 16' and would be of wood construction; and the shed was needed for additional storage. The location and drive in rear of the building necessitated the shed be placed 5 feet from the structure. Mr. McKenna asked if letters had gone out. Ms. Shubitowski replied they had, and Michelle Brennen, owner of a home on the East side of Mill Street from the Center had received a letter and had not known what it was for. Once explained, she had no objections. Chairman Arcaro asked for a motion to approve, given by Mr. McKenna. The motion was seconded by Mrs. Sherman. Motion Carried.

With all business conducted, Chairman Arcaro asked for a motion to adjourn. Moved by Mrs. Gates and ~~seconded by Mrs. Sherman.~~ <sup>2nd</sup> *Naylor*

**Adjournment:** 5:43 p.m.

**Next meeting:** March 9<sup>th</sup>, 2017 @ 5:30 p.m.

  
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Patrick J. Arcaro, Chairman

  
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Melanie Shubitowski, Clerk

*3.9.17*  
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Date