

**HARRISON BOARD OF  
ZONING APPEALS MINUTES  
February 26, 2019  
7:00 P.M.**

The meeting of the Harrison Board of Zoning Appeals was called to order at 7:00 P.M.

**ROLL CALL:** Mr. Wilson, Present; Mr. Montgomery, Present; Mr. Boerger, Present; Mr. Ross, Present; Mr. Samuels, Present.

A motion to approve the minutes from the January 22, 2019 was made by Mr. Montgomery and seconded by Mr. Samuels.

**ROLL CALL:** Mr. Wilson, Yes; Mr. Montgomery, Yes; Mr. Boerger, Yes; Mr. Ross, Yes; Mr. Samuels, Yes. Motion passed.

**VISITORS:**

Tommy Reed, Atlantic Signs – No show

**OLD BUSINESS**

*None*

**NEW BUSINESS**

**Case #1004**

1031 Harrison Ave. – Zoning request to allow alterations to an existing non-conforming high rise sign which is not permitted in a B-4 zoning district.

Mr. Wong reading of the staff report - *Applicant Tommy Reed with Atlantic Signs is looking to alter an existing non-conforming high rise sign which is not permitted in a B-4 zoning business district. Current zoning of the lot is B-4 with surrounding zoning B-4 on all sides. Shell/Circle K have been in business at the location of 1031 Harrison for quite some time. Circle K is rebranding their look and a part of the rebranding is the changing of signs. The existing high rise sign has three cabinets that total 213.55 SF, stands 60 feet tall and sits about 1240 feet from the highway exit.*

*Circle K proposes changing the face of the high rise cabinet. The two price boards will be replaced with one and the circle K cabinet will have a new face advertising the company soft drink. All this will be on the existing structure. The City of Harrison Zoning Code also no longer allows pole signs as a permitted use in the B-4 General Business Zone unless abutting a highway per section 1163.16. Last year two high rise signs have been removed in the city's effort to bring the town into compliance. Two other signs along the corridor, Harrison Automotive and Harrison Family restaurant are reviewing compliance alternatives. The continual use of an altered non-conforming high rise sign would not be consistent with recent actions taken by the city to remove similar signs and we do not recommend approval.*

Mr. Wilson – *Applicant isn't here, any comments from the board?*

Mr. Ross – *They got rid of the old Perkins and Pizza Hut signs, there doesn't seem to be any problems or traffic issues around there. A ground sign makes sense at the proposed location.*

Mr. Montgomery – *The sign is fine the way it is correct?*

Mr. Wong – *If kept as is, Face changes are permitted like for like.*

Mr. Montgomery – *If denied they'll have to comply.*

Mr. Wilson – *Is the ground sign pictured what needs to go there?*

Mr. Wong – *It's just a rendering of the intent of signs per code.*

Mr. Wilson – *Any other comments; if none what's the pleasure of the board?*

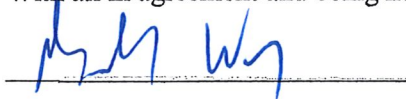
Mr. Ross – *I'll motioned to disapprove the proposed changes.*

Mr. Boerger – *I'll seconded the motion to disapprove.*

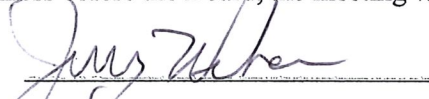
**ROLL CALL:** Mr. Wilson, Yes; Mr. Montgomery, Yes; Mr. Boerger, Yes; Mr. Ross, Yes; Mr. Samuels, Yes. Motion to deny passed.

Mr. Wilson – *With there being no further business before the Board, the meeting is adjourned*

With all in agreement and being no further business before the Board, the meeting was adjourned at 7:20 P. M.



Gordon Wong, Secretary



Jerry Wilson, Chairman