

RECORD OF PROCEEDINGS

Minutes of

Union Township Board of Zoning Appeals

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held Thursday November 6th 20²⁵

Call to Order, Pledge of Allegiance, & Roll Call:

The November 6th, 2025 meeting of the Union Township Board of Zoning Appeals was called to order, at 7:00 PM by Chairman Joehnk with the invitation to join in the Pledge of Allegiance. Members Robert McAdams, Scott Cangro, Brian Ford, Ben Joehnk, and Jamie Brescol were in attendance. Mark McCormack, Development Director, and Blake Woodruff, Township Planner, represented the Planning and Zoning Department.

New Business:

The Board recognized no new business needed to be addressed.

Action on Minutes:

Chairman, Mr. Joehnk confirmed that the previous meeting minutes had been read and agreed upon. Mr. McAdams made a motion to approve the minutes as distributed from the November 4th, 2025 meeting. Mr. Cangro seconded the motion. The Board initiated roll call. The motion carried unanimously.

Old Business:

The Board recognized no old business needed to be addressed.

New Business:

Case 5-25-A: Chairman, Mr. Joehnk recognized Mr. Woodruff to introduce the staff report and presentation for Case # 5-25-A, filed by the Eastgate Baptist Church for the property at 717 Barg Salt Run Road, Cincinnati, Ohio 45244.

The Staff Report is available in Case File # 5-25-A

The Board, having no questions for Mr. Woodruff and at the direction of Chairman, Mr. Joehnk opened up the case for public comments, inviting any parties speaking in favor of the case to approach the Board to be sworn in and testify.

Mr. Dan Barnes, the Applicant, was sworn in to testify. Mr. Barnes after introducing himself, delivered a presentation to the Board. The presentation detailed information regarding the proposed sign, indicating that it is an overall improvement. Mr. Barnes concluded his presentation by indicating the organization’s willingness to cooperate with the Township and local community with regard to the brightness and similar concerns noted by Planning and Zoning Department staff.

The Chairman, Mr. Joehnk, invited any parties speaking against the case to approach the Board to be sworn in and testify.

Mr. Garth Gudger was sworn in to testify. Mr. Gudger indicated that he was not directly opposed to the sign, however, he did have concerns about the brightness being displayed—if it could match the previous brightness of the old sign—and if anything could be done in terms of screening the sign by providing plantings and vegetation.

Mr. Barnes was invited back up by the Board to answer additional questions. Mr. Barnes indicated that the old sign was bright and that the proposed sign could be dimmed at night and the organization would consider turning off the sign during early morning hours.

Ms. Kyla Hucker was sworn in to testify. Ms. Hucker questioned how the dimmer machinery operated. Mr. Barnes indicated that the dimmer was automatic.

Mr. Cangro questioned what could be done in terms of a vegetative buffer. Mr. Barnes indicated that they intended to plant trees—pending funding to do so.

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Having no further questions, Chairman Joehnk closed the case for public comments and opened the discussion to the Board.

Mr. Cangro made a motion to Case # 5-25-A in accordance with Article 4, Sections 430-31. The Board of Zoning Appeals is to enter a motion to approve the requested variance with the following condition:

- 1) A limitation on the light-level (lumens) emitted by the proposed sign shall be required so that the EMC sign auto-dims, has a glare screen, and does not create a nuisance or visibility issue.
- 2) All messages and images on the EMC sign shall be displayed for a minimum of five (5) seconds—and in no instance can a message, or part thereof, flash on the message board. In addition, Article 9, Section 902, item 2 shall be adhered to in its entirety.
- 3) The sign shall meet all applicable ODOT (Ohio Department of Transportation) regulations regarding the timing and lighting of electronic message centers / signs along its roadways and road rights-of-way.
- 4) The existing and proposed sign pole shall be wrapped with a four-sided base, with materials that meet the Zoning Resolution's definition for traditional, high-quality building materials—up to the first eight feet (8') in height. Additionally, landscaping and vegetative plantings shall be installed around the base of the sign, to provide a buffer.
- 5) The total overall proposed signage height shall be limited to eighteen feet (18').

Mr. McAdams seconded the motion.

Roll Call: Mr. Joehnk, Aye; Mr. Ford, Aye; Mr. Cangro, Aye; Mr. Brescol, Aye; Mr. McAdams, Aye.

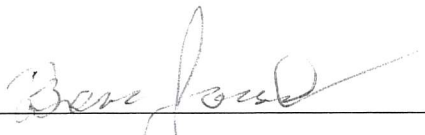
The motion to approve the request for Case #5-25-A carried.

With no further business to address, Mr. Ford made a motion to adjourn the meeting. Mr. Cangro seconded the motion.

Roll Call: Mr. Joehnk, Aye; Mr. Ford, Aye; Mr. Cangro, Aye; Mr. Brescol, Aye; Mr. McAdams, Aye.

The motion to adjourn the September 4th, 2025 Board of Zoning Appeals meeting carried.

APPROVED BY:



Bob Joehnk, Chairman
