

Village of New Concord
Board of Zoning Appeals Meeting
Wednesday, January 14, 2026- 7:00 PM

Roll Call

Members Present: Jim Dooley, Kristi Johnson, Robert Dickson

Village Officers

Dalton Flinn, Administrator

Visitors

Alex Applegate, Sam Crawford, Jessy Crawford, Jason Crawford

New Business

- 1) Request for a variance for a sign at 42 E Main Street

Design Review Board denied the proposed sign for Hot Buns Tanning, owned by Alex Applegate, citing Zoning Code 900.01, at odds with the identity of the community as a whole, and citing Zoning Code 900.12 (A) that it exceeds the 12 square feet permitted. The board suggested that Applegate reduce the sign size as much as possible without encroaching on the sign lettering at the bottom or the sun rays on the top. Applegate stated that he understood the request to make the sign as close to the zoning code requirements as possible per the size of the sign. However, he disagreed with the finding that the sign was at odds with the identity of the community as a whole.

Dickson stated that he has heard from several residents who are offended by the sign. Johnson stated that she has also heard from numerous residents about the sign. Dooley stated that while the idea of the identity of the community is a nuanced point of view, he did agree that the sign in its current form is not compatible with the Village. Applegate stated that he is concerned about the cost of a new sign and that because he currently not able to use the sign as intended he is not receiving business that he might be receiving with the sign in place. Appeals board suggested, as had the Design Review Board, that Applegate find a way to amend the sign to cover the offending part of the sign, therefore saving him from having to create an entirely new sign. Dooley stated that this would go a long way in acknowledging to the community that the business is hearing the issue and addressing the problem.

Dickson motioned that the appeals board vote to deny the appeal of the Design Review Board decision, Johnson seconded the motion. All vote in favor.

- 2) Request for a variance for a sign at 36 E Main Street

Design Review Board denied the proposed sign for The Flower Shop, owned by Sam and Jessy Crawford, citing Zoning Code 900.16 (F) which reads as follows, “Interior illumination of signs and signs whose characters, letters, figures, designs or outline are illuminated by electric lights or luminous tubes as part of the sign shall not be permitted.”

Dickson noted that there have been no complaints about the sign. All members of the zoning appeals board noted that several businesses along Main Street have neon signs.

Motion by Dickson, seconded by Johnson to approve the variance for the sign. All vote in favor.

Zoning appeals board discussed their role in the zoning process. Motion was made by Johnson, seconded by Dickson to ask that section 900.16 (F) be stricken from the zoning code, as it is vaguely written and many businesses have illuminated signs.

Meeting adjourned at 8:11 pm.