



Board of Zoning Appeals
1481 Mink Street SW, Pataskala, OH 43062
(740) 927-0331 Office (614) 226-6635 Zoning
www.jerseytownship.us

Notice of Public Hearing

The Jersey Township Board of Zoning Appeals will hold an Adjudicatory Hearing with a Public meeting with immediately following on July 22, 2025, at 7:00 p.m. at the Township Hall, 1481 Mink Street, Pataskala, Ohio.

The Board will consider an application for a variance from Article 20 Signs and Outdoor Advertising Structures for Coughlin Kia submitted by Connie J. Klema. The variance request is for five wall signs and one ground sign. The property is located at 9810 Worthington Road, Pataskala, Ohio. The public meeting is to approve minutes.

The Board will render a decision at the end of the meeting or withing thirty (30) days. For more information visit the Township website at www.jerseytownship.us or call Jersey Township at (740) 927-0331 between the hours of 9 a.m. and 4 p.m., Monday through Thursday for an appointment.

Bud Witney
Jersey Township Zoning Inspector
614-226-6635

Laura Brown
Jersey Township Administrative Assistant
Clerk Board of Zoning Appeals

FORD DEALERSHIP, COMMERCIAL TRUCK CENTER, COLLISION CENTER &

KIA DEALERSHIP

SR161 SITE

Mr. Coughlin purchased the 32+ acre site bordered on the north by SR161 and on the south by Worthington Road in 2017. Prior to purchasing the Property, Mr. Coughlin requested and received approval by Jersey Township to rezone the Property to GB-1 and to specifically use portions of the property for car sales and maintenance and repair.

Upon approval of the zoning by the Township, Mr. Coughlin proceeded with the development of the Property and now has a Ford dealership, Commercial Truck Center, Collision Center, and KIA dealership now under construction.

Justification of Variances:

- a. Car dealerships have required retail identification signage that is to be posted on the buildings and site. These special conditions for signage are typical with auto dealerships and require a variance not typically needed with other business uses.
- b. Numerous dealerships exist in the Jersey Township area that are required and have signage that varies from the typical signage delineated in the resolution.
- c. The need to have specific signage for the dealership is standard practice and is not the result of the owner's actions.
- d. Permitting the signage is the minimum variance that will allow the use of the Property for auto sales, maintenance and repair as was intended and approved by the Township.

The variances requested are not substantial. The signage requested is the signage required and posted on other car dealerships and maintenance and repair buildings.

The Property was zoned to permit auto sales, maintenance and repair by Jersey Township. The variances permit required signage for the development of the Property as intended.

The signage will not adversely affect the delivery of governmental services.

The Property was purchased with the understanding that it was zoned for auto sales, maintenance and repair and would have a requirement to post signage that would vary from the resolution.

The signage requires a variance.

The spirit and intent of the commercial zoning on the Property will be observed and granting the variances justifies the owner's original proposed use and the Township's approval of the same with the rezoning of the Property.

LIST OF VARIANCES

KIA SR161 SITE

DEALERSHIP

1. Signs: Section 20.06.Business/Commercial District; 20.06.B.1: On Premise Wall Sign:

The code permits each business one flat or wall sign that does not project more than 4' from the face of the building and to not be more than 10 square feet on any one face of the sign.

Like the Ford Company, KIA has specific signage specified for the dealerships. The Township granted variances to the Ford Company for 6 wall signs all of which exceeded 10 square feet.

In accordance with the KIA signage requirements, we request variances for 5 wall signs:

5 wall signs that will not project more than 4' from the face of the building, with

The following square footages:

- > Two "KIA" wall signs that are each 38.28 square feet
- > One "Coughlin" wall sign that is 28.95 square feet
- > One "Delivery" wall sign that is 26.09 square feet
- > One "Service" wall sign that is 22.02 square feet

2. Signs: Section 20.06 Business/Commercial District; 20.06.B.2 On Premise Ground Sign

The code permits one on-premise ground sign provided all parts of the sign are set back ten feet from the street right of way and the sign face does not exceed 32 square feet.

The access to the KIA facility is from Worthington Road. The KIA lot does not have frontage on Worthington Road. KIA needs a sign on Worthington Road so people know where to enter and drive to the KIA facility.

We request a variance for one ground sign to be off-premises:

- >one ground sign that is off-premises that is set back at least ten feet from the Worthington Road right of way and the sign face does not exceed 32 square feet.

COUGHLIN PROPERTIES RE-PLAT

PART OF SOUTHEAST QUARTER FRACTIONAL SECTION 11,
TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY LANDS
JERSEY TOWNSHIP, LICKING COUNTY, OHIO

STATE ROUTE 161
(VARIED WIDTH UNITED ACCESS HIGHWAY)

STATE OF OHIO
INSTR. NO. 20051220040330

STATE OF OHIO
PARCEL 125-CH
200703151000593

SHERLEY J STEWART
RECORDING CLERK
INSTR. NO. 20051220052738
A.P.N. 036-110466-00.001

CAMPANIA TS LLC
INSTR. NO. 20051220052738
A.P.N. 036-110466-00.000

KIA
SITE

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 202007300018947
A.P.N. 036-110442-00.007

LOT 2-A
9.860 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 202007300018947
A.P.N. 036-110442-00.009

LOT 1-A
9.278 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.002

LOT 5
1.843 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.003

LOT 6
1.709 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.004

LOT 3-A
3.743 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.005

LOT 3-B
3.743 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.006

LOT 3-C
3.743 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.007

LOT 3-D
3.743 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.008

LOT 3-E
3.743 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.009

LOT 3-F
3.743 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.010

LOT 3-G
3.743 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.011

LOT 3-H
3.743 AC.
(860)

COUGHLIN AUTOMOTIVE
PROPERTIES OF CLEVELAND, LLC
INST. NO. 20200730012308
A.P.N. 036-110442-00.012

Curve	Length	Radius	Delta	Ch. BRC.	Ch. DIST.
C1	72.38'	175.00'	24°01'29"	S14°32'38"W	72.34'
C2	144.35'	350.00'	24°01'29"	S14°32'38"W	144.66'

LEGEND

5/8" REBAR FOUND UNLESS NOTED OTHERWISE
5/8" REBAR W/CAP SET -
CONCRETE MONUMENT FOUND
5/8" REBAR W/CAP "BOESHAUT"
5/8" REBAR W/CAP "J&H"
3/4" REBAR W/CAP "J&H"
5/8" REBAR W/CAP "TRACY & HILLS"
5/8" REBAR W/CAP "VANCE"
5/8" REBAR W/CAP (UNREADABLE)

LEGEND

5/8" REBAR FOUND UNLESS NOTED OTHERWISE
5/8" REBAR W/CAP SET -
CONCRETE MONUMENT FOUND
5/8" REBAR W/CAP "BOESHAUT"
5/8" REBAR W/CAP "J&H"
3/4" REBAR W/CAP "J&H"
5/8" REBAR W/CAP "TRACY & HILLS"
5/8" REBAR W/CAP "VANCE"
5/8" REBAR W/CAP (UNREADABLE)

REBAR W/CAP SET ARE 3/8" DIAMETER
UNLESS NOTED OTHERWISE
UNLESS NOTED OTHERWISE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft



DATE	BY	REVISED BY
DEC. 19, 2024	N. WATSON	
DEC. 19, 2024	J. DODGSON	
DEC. 19, 2024	J. DODGSON	

EXISTING EASEMENTS BY RECORD DEED

1. ELECTRIC EASEMENT - COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, VOLUME 604, PAGE 43
2. HIGHWAY EASEMENT - STATE OF OHIO, VOLUME 604, PAGE 250
3. ELECTRIC EASEMENT - SOUTHERN POWER COMPANY, OR BOOK 633, PAGE 618
4. COMMON ACCESS EASEMENT - COUGHLIN AUTOMOTIVE PROPERTIES OF CLEVELAND, LLC, INSTRUMENT #20170720018177
5. SANITARY SEWER EASEMENT - COUGHLIN AUTOMOTIVE PROPERTIES OF CLEVELAND, LLC, INSTRUMENT #20170720018177
6. ELECTRIC EASEMENT - AMERICAN ELECTRIC POWER, INSTRUMENT #201803200100200
7. CHANNEL EASEMENT - STATE OF OHIO, PARCEL 125-CH, INSTRUMENT #20070315000593
8. CHANNEL EASEMENT - STATE OF OHIO, PARCEL 71-X, VOLUME 604, PAGE 250
9. DECLARATION OF CROSS ACCESS AGREEMENT - INSTRUMENT #20170820017766 (NOT SHOWN)

FEMA NOTE

BASED ON INTERPOLATION, PORTIONS OF THE SUBJECT
PARCELS ARE LOCATED WITHIN ZONE A AND ZONE X, ACCORDING TO
FEMA PANEL NO. 30860C0001, DATED 01/14/2015. NO FIELD
SURVEYING WAS DONE TO DETERMINE THESE ZONES.

BUILDING SETBACKS

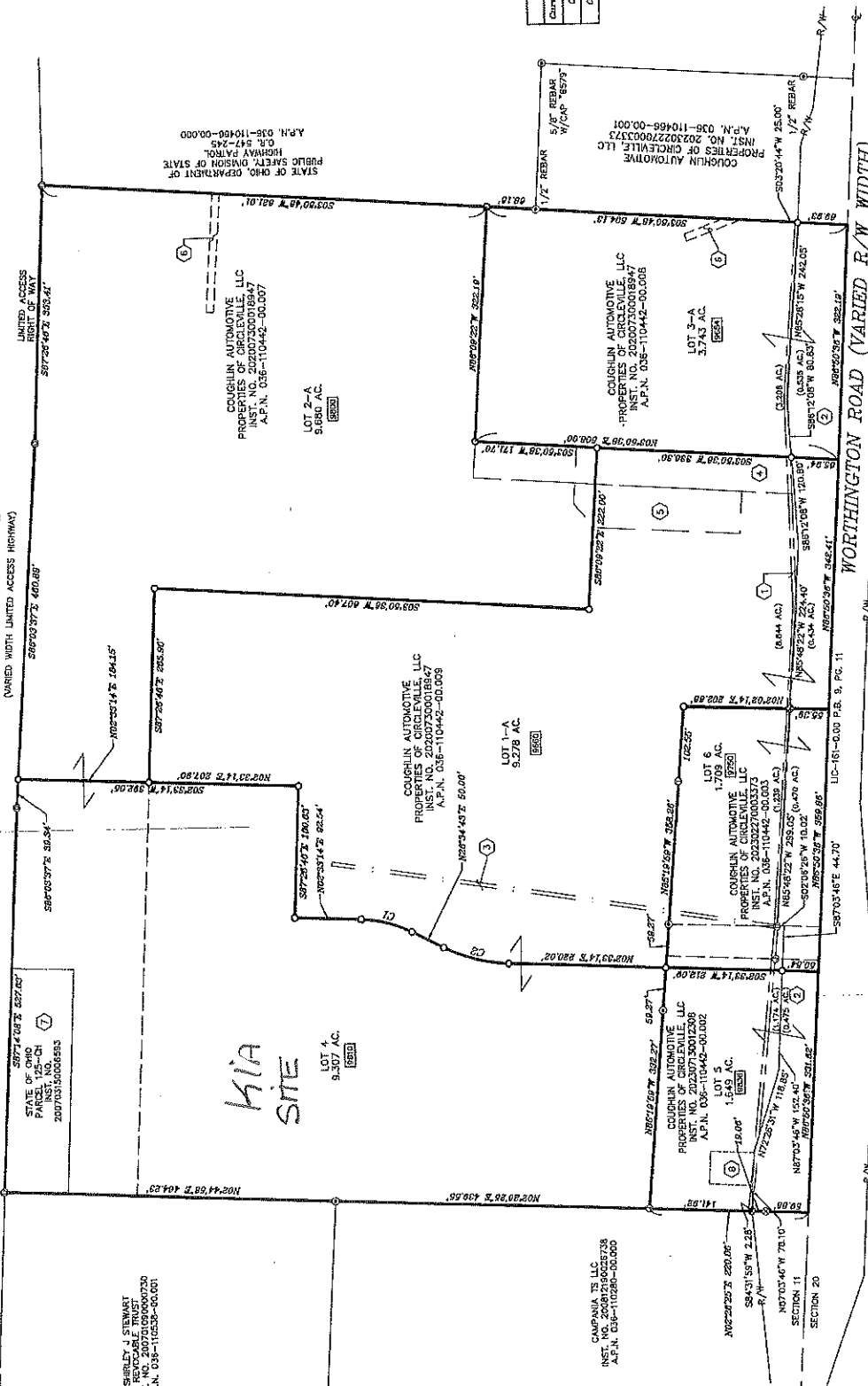
15 FEET (FROM LOT LINE)
30 FEET (60' WHEN ADJACENT TO RESIDENTIAL OR
AGRICULTURAL)

PARKING SETBACKS

15 FEET (FROM PROPERTY LINE OR RIGHT-OF-WAY)

LOT ACCESS

THERE IS NO DIRECT LOT ACCESS TO WORTHINGTON ROAD. ACCESS
TO WORTHINGTON ROAD IS THROUGH THE SHARED ACCESS
EASEMENT SHOWN AND NOTED HEREIN.

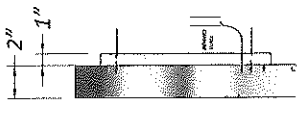


Project ID JH2-55451	
OH062 Coughlin Kia 9750 Worthington Rd Pataskala, OH 43062	
Signage N04	
Date: 06-14-2024	Scale: Noted if scaled
Contact: J. Hinds	Designer: C. Lambert
Revision Note	
Information Required for Production	
Signage Material	
Signature	MM/DD/YYYY

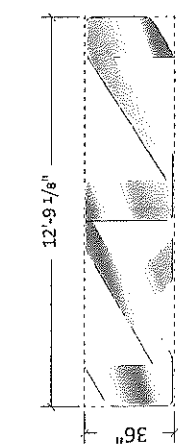
All rights reserved. The artwork depicted herein is copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced without the express written or implied consent of the permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign production is suitable to accept and support the installation of the sign being ordered. Notify Pattison ID immediately if further details are required.

Pattison
1.866.635.1110
pattisonid.com



Side View
NTS



Scale: 1/4" = 1'
38.28 SF.

KUSWL36

N04

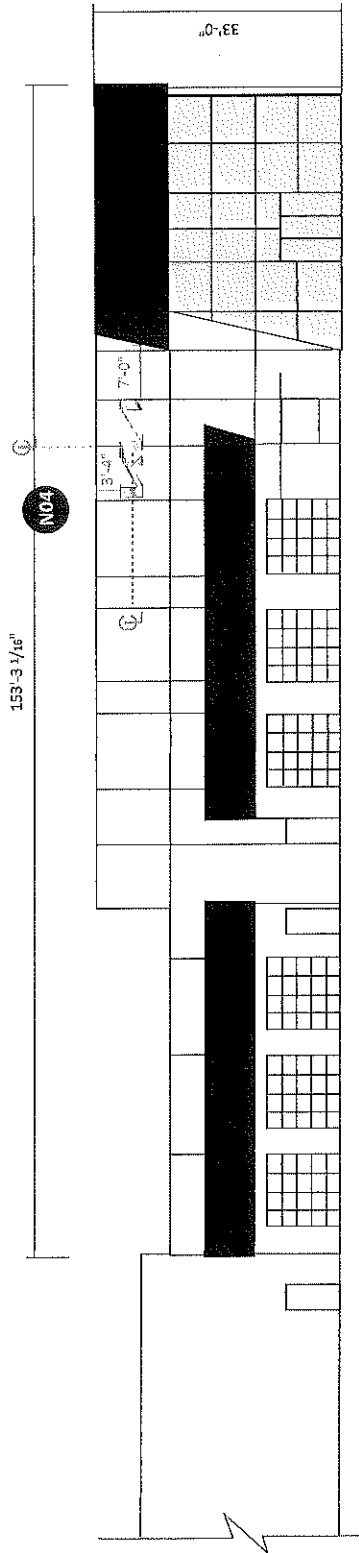
Specifications

Faces - Fabricated Aluminum painted
Kia Metallic Silver
Returns - 2" Deep Fabricated Aluminum
painted Kia Metallic Silver
Stand-off Pedestal - Spacers = 1-1/4" Long Fabricated
Aluminum painted Kia Metallic Silver
Clear Edge Light Band - .220" Clear Acrylic
mounted over .177 Clear Polycarbonate on
back of cans for light transmission.
Illumination - 7100K LED, Power Supplies
are remote mounted

Colors

All Aluminum is painted Kia Silver Metallic
Edge Light Band - Clear Acrylic
LED - 7100K White Illumination

NOTE: Dealer to provide electrical prior to installation



East Elevation
Scale: 1/16" = 1'-0"

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required. Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

04062

Coughlin Kia
99750 Worthington Rd
Pataskala, OH 43062

50N

Date: 06-14-2024
Scale: Noted if scaled
Contact: J. Hinds
Designer: C. Lambert

Revision Note

Information Required for Production

Signature

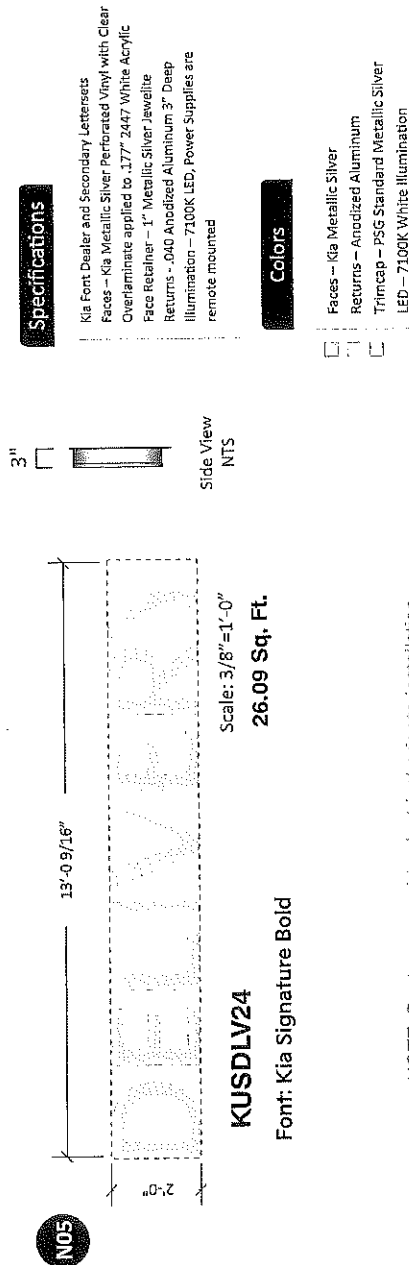
All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison IP and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison IP.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Partison 30 immediately if further details are required.

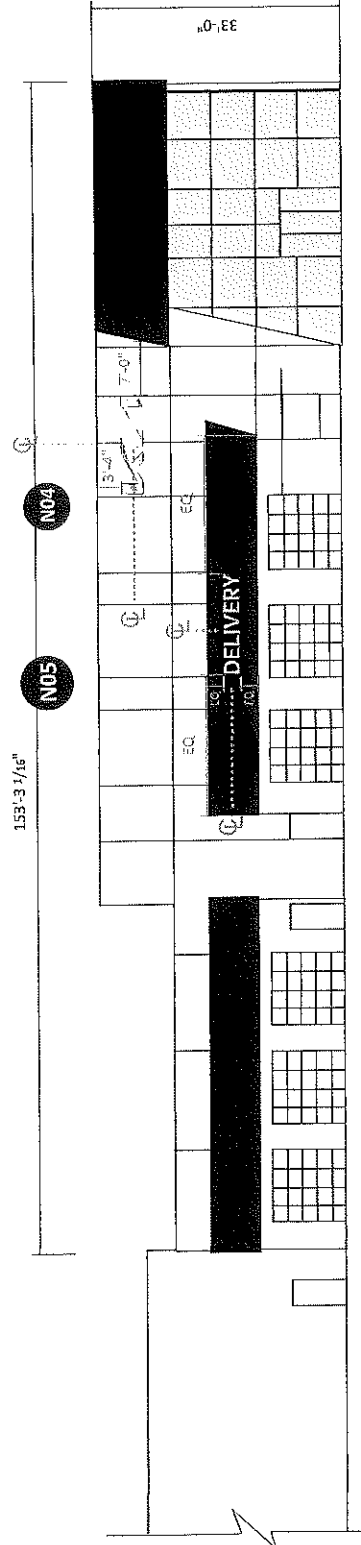
Pattison

1.866.635.1110
pattisonid.com

Page 5 of 8

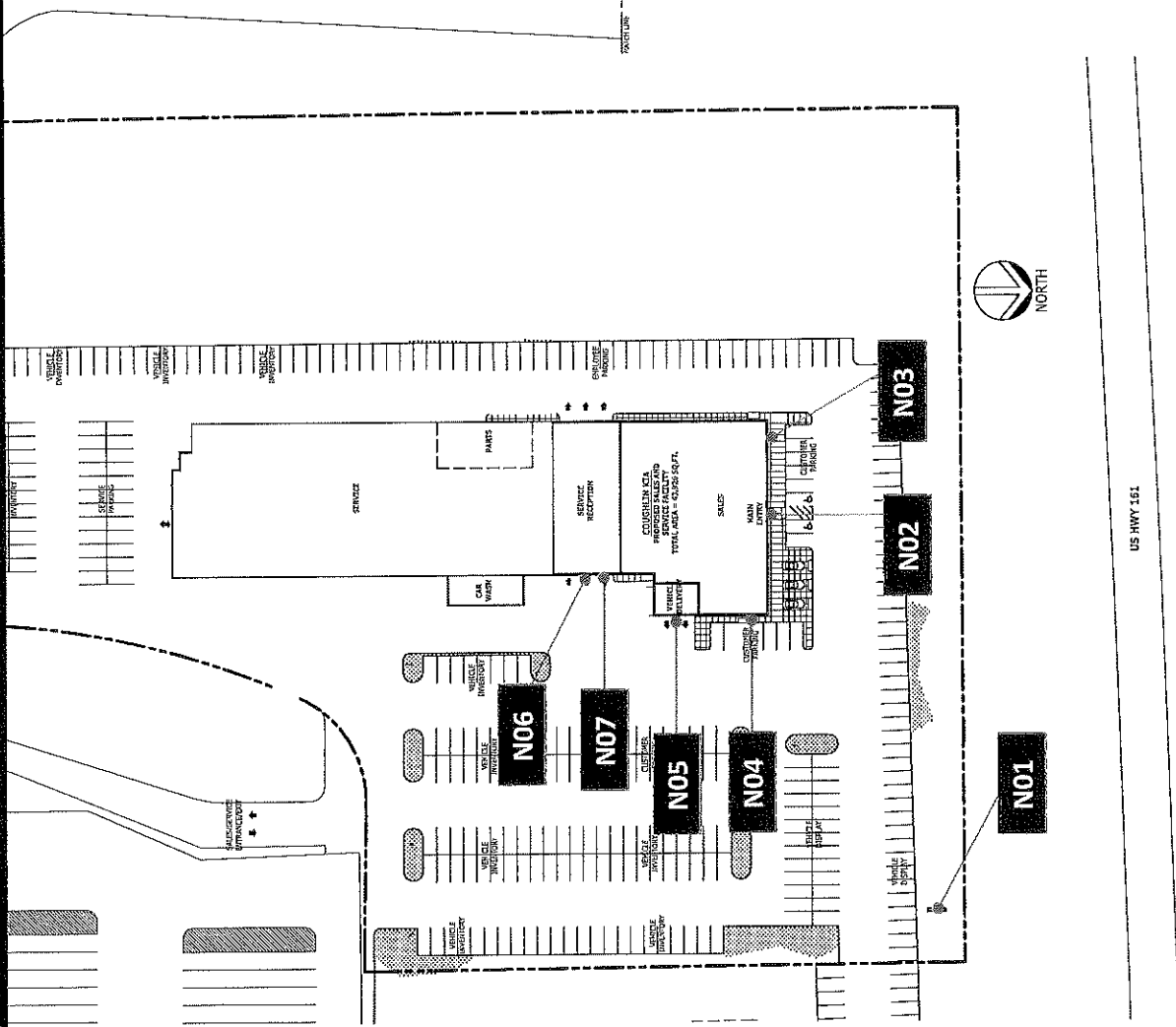


NOTE: Dealer to provide electrical prior to installation.



Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required. Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

- N01 KUSPS30 Pylon Sign
- N02 KUSWL36 Wall Sign
- N03 KUSDNL24 Dealer Name Letters
- N04 KUSWL36 Wall Sign
- N05 KUSDLV24 Delivery Letters
- N06 KUSSVC24 Service Letters
- N07 KUSEXP12 Express Letters



Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.
Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

Project ID JH2-55451	
Site OH062 Coughlin Kia 9750 Worthington Rd Pataskala, OH 43062	
Date: 06-14-2024	Scale: NTS
Contact: J. Hinds	Designer: C. Lambert
Revision Note	
Information Required for Production	
Customer Approval	
Signature	MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the signage is installed correctly and that the signage is visible and legible. The signs being ordered, hereby Pattison ID, immediately if further details are required.



SIGN FAMILY 2021

GROUND SIGN

SMALL MONOLITHS / MONUMENTS

Scale: 3/16"=1'

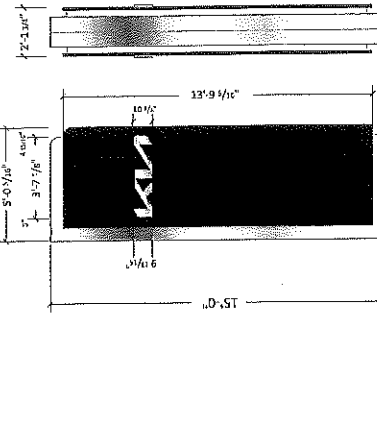
Colors

- ☒ Black KIA ACM - Kia Midnight Black
- ☐ Metallic Silver KIA ACM - Afrox Exotic Mica
- Accent Lighting Lens - 7328 White
- LED - 7100K White Illumination

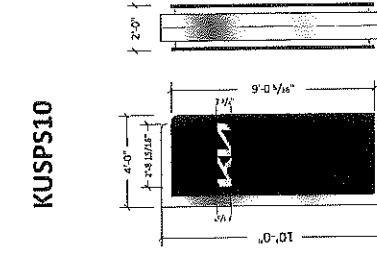
Specifications

- Cladding - 4MM KIA Black and Metallic Silver ACM
- Accent Lighting - 7100K LED Illumination with 7328 White Polycarbonate Lens
- KIA Wordmark - Milled Aluminum and Plastic
- "Sandwich" Design with 7100K LED Illumination thru edge of filler
- Black edge always toward street >

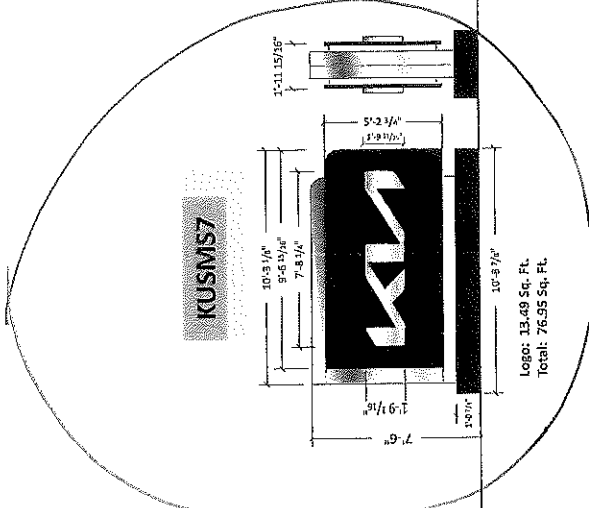
Missing Information
Required:
Photo dimensions subject to
KIA SURVEY AND/OR LAYOUT
REVISIONS ONLY.



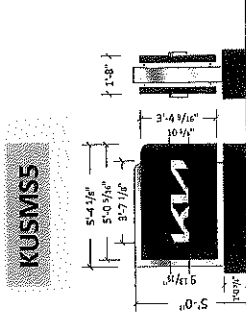
Logo: 3 Sq. Ft.
Total: 75.39 Sq. Ft.



Logo: 1.77 Sq. Ft.
Total: 40 Sq. Ft.



Logo: 13.49 Sq. Ft.
Total: 76.95 Sq. Ft.



Logo: 3 Sq. Ft.
Total: 26.71 Sq. Ft.

Customer Approval
Signature _____
MW/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to support the weight of the signs being ordered. Please ask PDSI to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and its affiliates. No part of this sign may be reproduced in any form without written permission by Pattison Sign Group.

Kia America, Inc.
Sign Family 2021



Pattison Sign Group
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 25 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

Fluorescent, Neon and LED signs contain Mercury (Hg).
Dispose of this lamp according to local, provincial, state or federal laws.