



BATH TOWNSHIP BOARD OF ZONING APPEALS

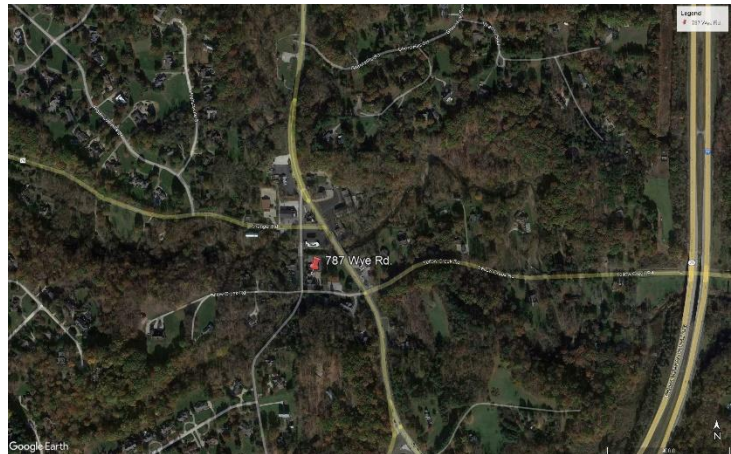
August 18, 2026

Paul Brilla of FastSigns Medina for Keystone Technology
Variance to allow internal illumination for a monument sign.

Case #: 26-14	Zoning: B-5
Applicant: Paul Brilla	Adjacent Zoning: B-5
Property Owner: Key Tech Properties	Lot Size: .166 Acres
Address: 787 Wye Rd.	Parcel: 0402975

Location/Property: Property is located on the east side of Wye Rd. at the northeast intersection of the Wye Rd. and Yellow Creek Rd. in the Ghent Hamlet. Veterinary office is located to the north, retail, including the Bake Shop at Ghent is located to the west, Spa at Yellow Creek is to the south, and to the east is vacant commercial property.

Site Description: The current site contains a multiple occupancy building. The site is relatively flat and there are no environmental impacts to the site.



Proposal: The Applicant is proposing to replace the existing monument sign at the intersection of Wye Rd. and Yellow Creek Rd. The proposed new monument sign panel is 8' x 2' -16 sq. ft. and the overall height of the sign is 3.5'. The sign is proposed to be internally illuminated.

Zoning Comments: The applicant is requesting a variance from Article 13, Section 1305-J(3)(A) to allow for internal illumination on a sign. The existing monument sign is externally illuminated.

Member	Present	Motion	Second	Yes	No	Abstain
JoAnne Bondi						
Nancy Fay						
Thomas Flynn (Alt. 1)						
Tim Franklin						
Marci Frederick (V Chair) (Alt. 2)						
Jeff Kerr (Chair)						
Mike Mack						