CITY of MEDINA
Board of Zoning Appeals

Board of Zoning Appeals

Meeting Date: June 9, 2016

Meeting Time: 6:00 pm

Present: Bert Humpal, Brandilynn Fry, Rob Henwood, Paul Roszak, Mark Williams, Jonathan Mendel, (Community Development Director), Justin Benko (Associate Planner), Sandy Davis (Administrative Assistant)

Absent: Kris Klink

Minutes: Mr. Williams made a motion to approve the minutes from the May 12, 2016 meeting as submitted. Mr. Henwood seconded the motion.

Vote:

Humpal	Y
Fry	abstain
Henwood	Y
Williams	Y
Roszak	Y
Approved	4-1 abstention

The Court Reporter swore in everyone who will give testimony.

Old Business: None

New Business:

1. Z16-15 1060 S. Court Animal Medical Ctr. VAR

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a variance request from Section 1147.12 of the Planning and Zoning Code to allow a 40 sq. ft. 6 ft. tall ground sign for a non-residential use in the R-3 zoning district. Mr. Benko stated the site is located on the east side of South Court Street, south of Sturbridge Drive and north of the Medina city limits.

Mr. Benko stated the applicant is proposing the installation of a full color LED electronic message center sign with new masonry supports. Mr. Benko stated Electronic Message Center signs are conditionally permitted within the city and the applicant is seeking

conditional sign approval at the June 9, 2016 Planning Commission meeting. Mr. Benko stated the property is zoned R-3 residential. Mr. Benko stated non-residential uses in residential zoning are permitted to have a 40 sq. ft. ground sign, except in the R-3 zoning where all signs are prohibited. Mr. Benko stated the sign prohibition is due to an omission that occurred during the zoning code update in 2014. Mr. Benko stated staff intends to propose adding R-3 zoning back to the preamble of code section 1147.12 in the near future.

Mr. Benko stated construction of a conforming sign would not obstruct vision of motorists. The sign would be compliant in R-1, R-2, and R-4 zoning district.

Mr. Benko stated conforming signage would not be blocked from the sight of passing motorists due to existing trees or other obstructions. Mr. Benko stated the sign would be compliant in R-1, R-2 and R-4 zoning district.

Mr. Benko stated due to an omission, a ground sign is not permitted at the site. Mr. Benko stated without the error, the sign would not need a variance because the sign would be compliant in size, height and location.

Mr. Benko stated sign regulations are established in the Planning and Zoning Code to promote clarity in sign communications and to promote a harmonious relationship between sign types, sign locations and land uses. Mr. Benko stated the proposed sign is consistent with the general spirit and intent of this ordinance.

Present for the case was Carl May from Medina Sign. Mr. May stated he had no comments other than he was not aware of the zoning when they first applied.

Mr. Humpal asked if the sign is already constructed. Mr. May stated no.

Mr. Roszak asked if there is an existing sign there now. Mr. May stated yes, it will be removed.

Mr. Mendel explained how the references to the R-3 district were removed from the zoning code and not replaced by error.

Mr. Williams made a motion to approve a variance request to section 1147.12 as submitted based on the finding that the granting of the variance will be consistent with the general spirit and intent of the ordinance.

The motion was seconded by Mr. Henwood.

Vote:

Humpal	Y
Fry	Y
Henwood	Y
Williams	Y

Roszak	Y
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sandy Davis

Sandy Davis

Bert Humpal

Bert Humpal, Chairman