



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: November 13, 2014

Meeting Time: 7:00 pm

Present: Paul Rose, Bruce Gold, Paul Becks, Jerry Lash, Dave Edmonds (alternate), Sandy Davis, Administrative Assistant, Justin Benko (Associate Planner), Jonathan Mendel (Community Development Director)

Absent: Rick Grice

Announcements: Mr. Rose reported that council has approved the fee schedule for the City Plumbing Department.

Old Business: Mr. Gold read a Resolution for Chet Pucilowski from the Planning Commission.

Minutes: Paul Becks made a motion to approve the October 23, 2014 minutes as submitted. Mr. Lash seconded the motion.

Vote:

Edmonds	<u>abstain</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Lash	<u>Y</u>
Approved	4 yeahs-1 abstention

New Business:

1. P14-26 Lafayette Rd, PP#028-19C-09-010 Medina Fairboard CSP
Justin Benko gave a brief overview of the case. Mr. Benko stated this is an application for a Conditional Sign approval for an electronic message center sign at the Medina Fairgrounds.

Mr. Benko stated the applicant is proposing the replacement of the existing Lafayette Road Fairground sign with a new full LED electronic message center sign. Mr. Benko stated the proposed sign is 53.3 sq. ft. and 9.7 feet high.

Mr. Benko stated the applicant did seek variances earlier this evening for the size and the full color. Mr. Benko stated the full color was denied; however, the size and height variances were granted. Mr. Benko stated electronic message center signs are conditionally permitted in the city and require approval from the Planning Commission.

Mr. Benko stated the sign is compatible with the district and harmonious with the fairgrounds complex. Mr. Benko stated the sign should not be a detriment to adjacent properties.

Mr. Benko stated staff recommends that the Planning Commission approve the conditionally permitted sign as submitted.

Sandy Davis asked that the record reflect that Mr. Eifert was sworn in by the Court Reporter for testimony earlier this evening for the Board of Zoning Appeals.

Present for the case was Pam Oberholtzer, Fair Director and Chairman of the sign committee. Also present was the sign contractor, Randy Eifert from Wilson Sign Company.

Mr. Eifert stated the location will adhere to all setback requirements and will be as close to the current sign location as possible. Mr. Benko stated the Planning Commission may determine what single color the sign LED may be and the code limits the message changes to every 30 seconds.

Mr. Eifert stated they have agreed to meet the night shut off requirements if necessary. Mr. Benko stated the shut off time was discussed at the Board of Zoning Appeals meeting earlier this evening; however, it is within the Planning Commission's duties to impose a specific time of shut off, turn on, color of Led display, and message timing.

Ms. Oberholtzer stated they would like to use the sign for community events also. Mr. Lash asked the timing they would prefer. Ms. Oberholtzer stated a shut off of 11:00 pm and turn on at 6 a.m. was discussed for all year except for Fair week.

Mr. Benko stated there was a neighbor at the BZA meeting who spoke in favor of the sign size so the entrance would be more evident.

Mr. Rose stated he feels 6 a.m. and 11p.m. are reasonable times. Mr. Rose asked what color was agreed upon. Mr. Eifert asked to consult the board for a color for the sign. Mr. Mendel stated any one single color is appropriate.

Mr. Lash stated he agrees with the proposed times for the sign to be lit but Mr. Lash asked if additional time is appropriate for Fair week. Ms. Oberholtzer stated midnight

would be good because the grounds are closed at eleven. Ms. Oberholtzer stated it would be nice to leave the sign on all day and night during fair week.

Mr. Becks asked if the design of the sign will change since it is not full color. Ms. Oberholtzer stated they would probably install a full color sign but only displaying it as monochrome with the idea that a full color sign might be approved in the future. Ms. Oberholtzer stated this would give them the option without replacing the whole sign.

Mr. Becks made a motion to approve a Conditional Sign Permit for a LED sign located at the Medina Fairgrounds, Lafayette Road, subject to the following conditions:

1. The sign to be shut off between 11:00 p.m. and 6:00 a.m. with the exception of Fair week being lit for 24 hours.
2. The sign will be one monochrome color to be decided upon by staff

The motion was seconded by Mr. Lash.

Vote:

Gold	<u>Y</u>
Becks	<u>Y</u>
Rose	<u>Y</u>
Edmonds	<u>Y</u>
Lash	<u>Y</u>
Approved	5-0

2. P14-27 1101 W. Liberty St. Medina County Career Center CSP
Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for Conditional Sign Approval for an electronic message center sign located at 1101 West Liberty Street, the Medina County Career Center.

Mr. Benko stated the site is located near the intersection of OH-18 and Stone Road at the northwest corner of the city. Mr. Benko stated the site is adjacent to commercial and various scales of single family residential properties within the city and unincorporated York Township.

Mr. Benko stated the applicant proposes replacing the current ground sign at the Career Center with a new ground sign that includes an electronic message center. Mr. Benko stated the 39 square foot sign complies with the maximum ground sign area requirement of the sign code and will have a single color in the electronic message center. Mr. Benko stated the electronic message center signs are conditionally permitted in the city.

Mr. Benko stated the proposed sign is 39 sq. ft. and approximately 5.5 feet tall.

Mr. Benko stated staff recommends the Planning Commission approve the conditionally permitted sign as outlined in the staff report.

Present for the case was sign contractor Carl May from Medina Signs. Mr. May stated there is an existing sign which is installed on a brick structure. Mr. May stated the intent is to remove the sign on the brick structure and replace it with a digital sign with an illuminated header. Mr. May stated it will be one color. Mr. May stated the sign will not be capable of multiple colors and the color will be red.

Mr. Lash made a motion to approve a Conditional Sign Permit for an electronic message center sign to be installed at 1101 W. Liberty Street, Medina County Career Center as presented.

The motion was seconded by Mr. Edmonds.

Vote:

Gold	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Lash	<u>Y</u>
Edmonds	<u>Y</u>
Approved	5-0

3. P14-28 Lake Road, PP#028-19C-22-021 UV Truck Sales SPA
Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a continuation of a site plan approval for UV Truck Sales. Mr. Benko stated the proposed sign is located at the west side of Lake Road bounded to the north by Industrial Pkwy. and to the south by the Medina City limits. Mr. Benko stated the site is surrounded by industrial, vacant land and large lot residential in unincorporated Lafayette Township.

Mr. Benko stated on November 14, 2013, the Planning Commission reviewed and approved with conditions, the applicant's preliminary site plan for this property. Mr. Benko stated among other conditions, the applicant was required to return to the Planning Commission for final site plan review. Mr. Benko stated the applicant is now returning for this final review.

Mr. Benko stated the applicant wishes to build an office building, a truck inspection area and a truck viewing area. Mr. Benko stated the site plan as proposed is similar to the 2013 plan, but has more detail, although the office building is smaller. Mr. Benko stated most of the site (behind the principal building) will be gravel parking and circulation.

Mr. Benko stated reviewing the applicant's proposed site plan (dated received October 29, 2014), the project meets the intent and objectives of most of the site plan guidelines.

Mr. Benko stated despite meeting most of the site plan guidelines, there could be a question of whether the proposed office building would be appropriate in light of the guideline that new development and redevelopment are compatible and harmonious with the existing overall character of the city, especially when development is proposed in

areas where the existing structures do not have architectural features that warrant replication or enhancement.

Mr. Benko stated the proposed office building could be considered a form not worth replication; however, the immediate neighborhood is at the edge of the City's industrial district and the proposed would not be out of character with the immediate neighborhood.

Mr. Benko stated the applicant's proposed use requires a minimum 6 parking spaces and they are providing 12 in a parking lot at the front of the site. Mr. Benko stated the parking area meets all dimensional design requirements.

Mr. Benko stated a 20 foot wide landscape area with white pines is proposed between the parking area and the right-of-way. Mr. Benko stated this exceeds the parking lot landscaping requirements by 100%.

Mr. Benko stated a lighting plan is not shown for the proposed parking area at the front of the site. Mr. Benko stated staff recommends a condition that a code compliant parking area lighting plan must be submitted with the building permit application.

Mr. Benko stated staff recommends the Planning Commission approve the application subject to the following conditions to be addressed by staff:

1. Submit building plans for review and approval by the Medina Building Department
2. A parking area lighting plan must be included as part of the building permit application
3. Subject to the review and approval of the City Engineer
4. Submit a performance bond or other financial guarantee in an appropriate amount to ensure that hard surfacing of parking areas, landscaping, and surface water drainage is installed in conformance with approved plans.

Present for the case was Ken Schoen, owner of UV Truck Sales, 1041 Lake Road. Mr. Schoen stated he is looking to conclude what has been started on the site plan. Mr. Schoen stated everything is in place and the building is slightly smaller than what was originally proposed. Mr. Schoen stated all requirements from the preliminary site plan approval have been added. Mr. Schoen stated the driveway is 25 foot and not 20 foot. Mr. Schoen stated the plans state 20 feet but it will be 25 feet.

Mr. Schoen stated there is no building at the property at all at this time. Mr. Becks what type of foundation the building will have. Mr. Schoen stated there will be footers and 3 cinder blocks high. Mr. Schoen stated it will also be sided with vinyl siding.

Mr. Lash asked what the truck dock will look like. Mr. Schoen stated it will be an above ground three foot ramp for the trucks. Mr. Schoen this is all used trucks. Mr. Becks asked if another review is required to verify the additional staff recommendations. Mr.

Mendel stated the board can approve the site plan subject to the staff recommendations and the Building Department will enforce the staff recommendations.

Mr. Schoen stated he is agreeable to all the staff recommendations. Mr. Becks asked that if a new building is being submitted it be in accordance with the building guidelines.

Mr. Rose made a motion to approve the site plan as submitted subject to the following conditions:

1. Submit building plans for review and approval by the Medina Building Department
2. A parking area lighting plan must be included as part of the building permit application
3. Subject to the review and approval of the City Engineer
4. Submit a performance bond or other financial guarantee in an appropriate amount to ensure that hard surfacing of parking areas, landscaping, and surface water drainage is installed in conformance with approved plans.

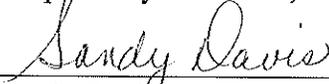
Mr. Lash seconded the motion.

Vote:

Becks	<u>Y</u>
Edmonds	<u>Y</u>
Lash	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Bruce Gold, Vice-Chairman