

**MEETING DATE: 3-10-16**

# **PLANNING COMMISSION**

**Case No. P16-03**

**1010 Lafayette**



**CITY of MEDINA**  
**Planning Commission**  
**March 10, 2016 Meeting**

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**Case No:**           1. P16-03  
                          2. P16-04  
                          3. P16-05

**Address:**           1. 1010 W. Lafayette – BP Mini Mart  
                          2. 828 West Liberty Street – BP Mini Mart  
                          3. 1033 S. Court Street – BP Mini Mart

**Applicant:**       Sherri Hartsell – Advantage Permits

**Subject:**         Conditional Sign Approval for an Electronic Message Center Sign

**Zoning:**           1. C-3 Central Business  
                          2. I-1 Industrial  
                          3. C-3 Central Business

**Submitted by:**   Justin Benko – Associate Planner

JB

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**Site Location:**

1. The site is located on the southwest corner of the Lafayette Road and Lake Road Intersection.
2. The site is located on the south side of W. Liberty Street, west of State Road and east of Branch Road.
3. The site is located on the southwest corner of the Sturbridge Drive and S. Court Street Intersection.

**Project Introduction:**

The three Stop N Go Gas Stations were sold and are being rebranded to BP Mini Marts. The applicant has proposed replacing all three ground signs with new ground signs with an EMC for gas price display. All EMC signs are conditionally permitted and require approval by the Planning Commission.

Currently, all three signs encroach in the public right of way. With the addition of the new EMC price display, the existing signs lose their legal non-conforming status and will need to meet current setback requirements. Planning Commission review is solely for the appropriateness of the EMC portion of the sign. Staff is working with the applicant to find compliant sign locations.

#### 1147.04 NONCONFORMING SIGNS.

*Alteration and Removal.* A nonconforming sign shall immediately lose its legal nonconforming status, and shall be brought into compliance with this Chapter or removed, when one or both of the following occurs: (1) The structure or graphics portion of the sign is damaged or removed to an extent of fifty percent (50%) or more of the present replacement value of the sign; and/or (2) Beginning on January 1, 2013, an application is submitted for the lot on which a nonconforming sign is located that requires site plan review pursuant to this chapter.

Please find attached to this report:

1. Sign rendering
2. Site Plans

#### Considerations:

##### **Electronic Message Center Signs**

Section 1147.07(J) of the Planning and Zoning Code outlines several specific requirements for such signs which are copy change frequency, color and illumination. The proposed sign will comply with all requirements of 1147.07(J).

The EMC portion of the sign will be stationary.

##### **Sign Area and Height**

Signs must conform to the sign regulations outlined in Chapter 1147. Section 1147.12(C) allows one permanent ground sign on the premises not exceeding 40 square feet and 6 feet tall. The proposed signs comply with sign code size requirements.

#### Conditional Sign Permit Review Guidelines

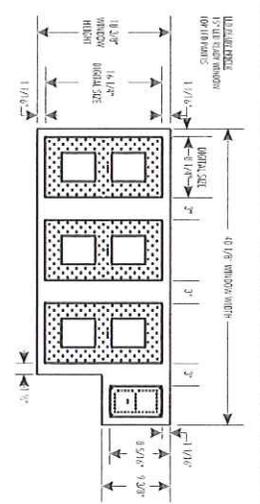
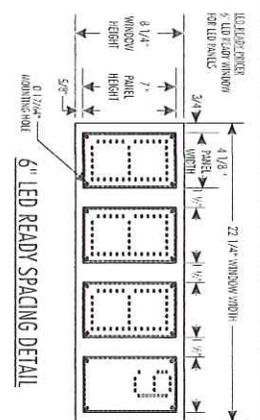
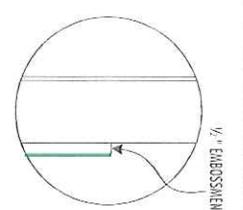
- The Conditional Sign Permit Review guidelines state that the proposed sign must be compatible with the design and materials of the building on which the sign is to be placed.
- The guidelines state that the proposed sign must be harmonious and in accordance with the general character of the district.
- The guidelines also state that the proposed sign should not be detrimental to adjacent property or property in the immediate vicinity.

The EMC signs are compatible with their respective district and harmonious with the building. The sign will not be detrimental to adjacent properties.

#### Recommendation:

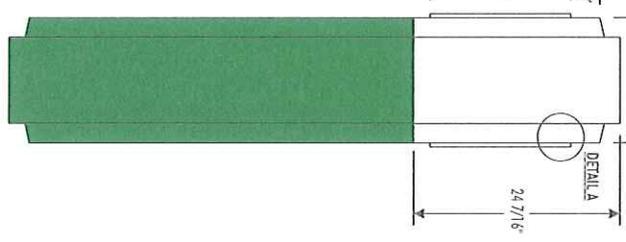
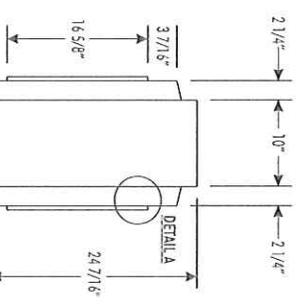
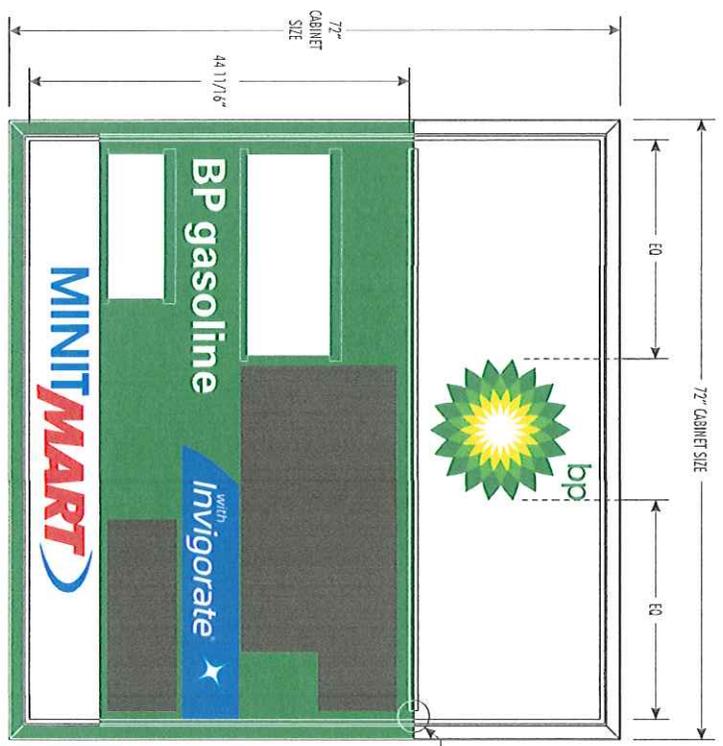
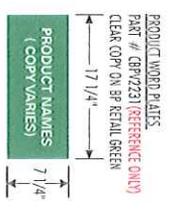
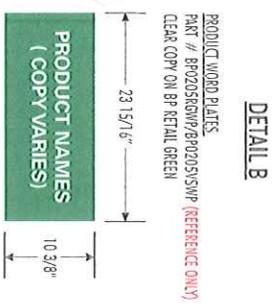
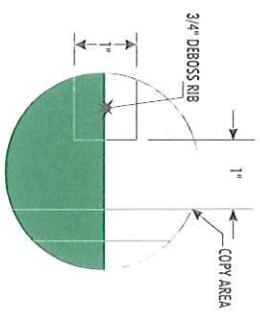
Staff recommends that the Planning Commission approve the conditionally permitted signs subject to the following condition.

1. Subject to compliant sign setbacks or variance approval by the Board of Zoning Appeals.



**NOTE: CUSTOMER TO PROVIDED HOLE PATTERN FOR BETWEEN TWO POLE MOUNT.**

**NOTE: CUSTOM DIE REQUIRED FOR SIZE OF HELIOS.**



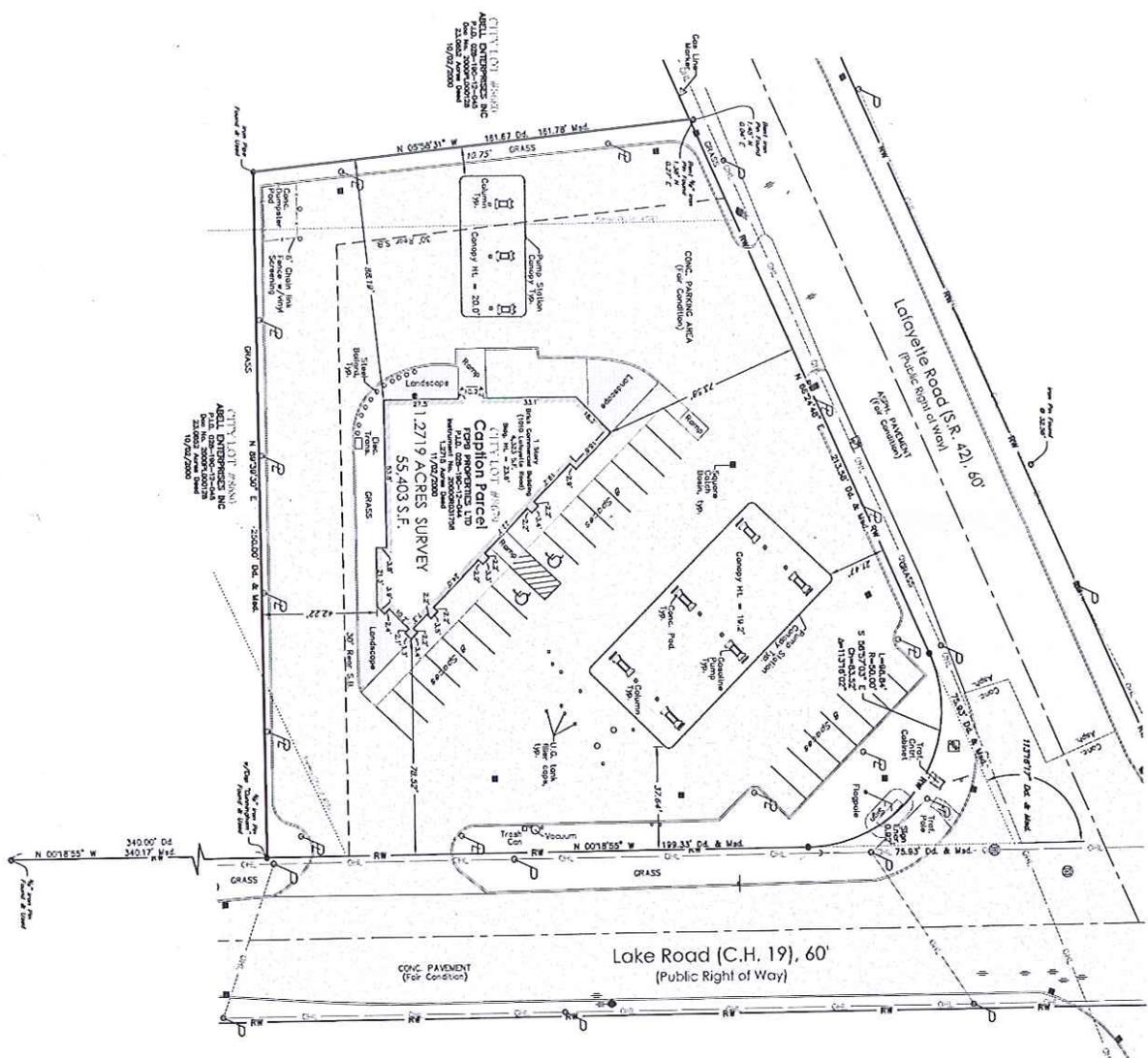
APPROVAL SIGNATURE	DATE
By signing, you are certifying the dimensions and layout provided to SignResource and/or you are handling your own installation.	

**SIDE VIEW GET IT DONE**

**FEB 18 2016**

**BY: .....**

6137 Drexel Blvd - Newark, CA 94720 Tel: 925-259-7100 Website: www.signresource.com																													
<b>REVISION HISTORY:</b> REV# 07/02/16 J.M.S. J.M.S. REVISED SIZE OF CABINET TO 77"																													
<b>DO NOT MANUFACTURE LAYOUT TO BE VERIFIED</b>																													
<b>PARTS LIST:</b>																													
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<b>SECOND SURFACE DECORATION</b>																													
<b>NOTE: WEIGHTS AND MEASURES:</b> Weights and Measures requirements set by Sign, Entry and Management. It is the responsibility of the customer to ensure that the sign complies with all local, state and federal regulations. The sign must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local, state and federal regulations. All dimensions are subject to change without notice after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the sign prior to its completion of the time of installation.																													
<b>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</b>																													
<b>GENERAL NOTES:</b>																													
1. TOLERANCE (UNLESS NOTED) • DIMENSIONS ± 1/16" • RADIUS ± 1/16" ± 1/8" • ANGLE ± 1/16" • VENEER ± 1/16" ± 1/8" • ALL CORNER DIMENSIONS SHOWN OTHERWISE																													
2. NEAREST OBJECTS TO BE INDICATED OTHERWISE																													
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ALTA/ACSM Land Title Survey  
 of land owned by  
**FCPB Properties, Ltd.**  
 1.2715 Acre Parcel  
 Situated in the City of Medina, County of Medina and  
 State of Ohio and known as being  
 Medina City Lot No. 8679  
 or  
 FCPB Properties, Ltd.  
 First American Title Insurance Company  
 and Heartland Title Agency, LLC



**TCC Engineering, LLC**  
 1110 Jackson Colony Road P.O. Box 47  
 P.O. Box 201000 Medina, OH 44842  
 P. 330.201.0000 F. 330.201.4422  
 Job No. 127679, Page 2 of 2