

MEETING DATE: 3-10-16

PLANNING COMMISSION

Case No. P16-04

828 W. Liberty St.



CITY of MEDINA
Planning Commission
March 10, 2016 Meeting

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 

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

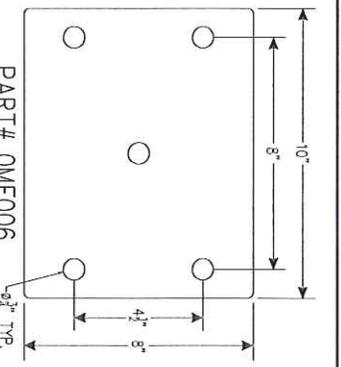
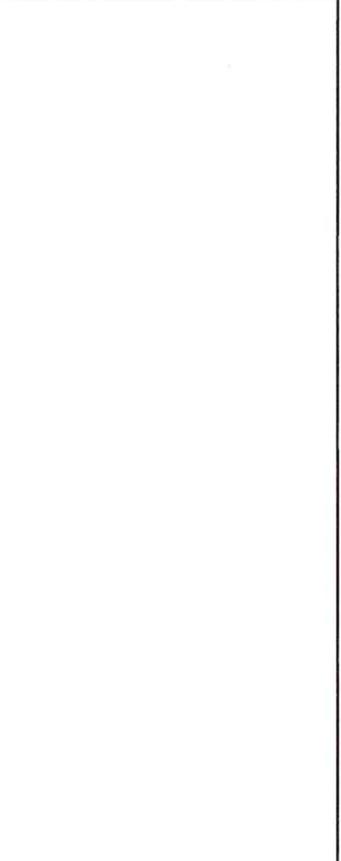
- The Conditional Sign Permit Review guidelines state that the proposed sign must be compatible with the design and materials of the building on which the sign is to be placed.
- The guidelines state that the proposed sign must be harmonious and in accordance with the general character of the district.
- 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:

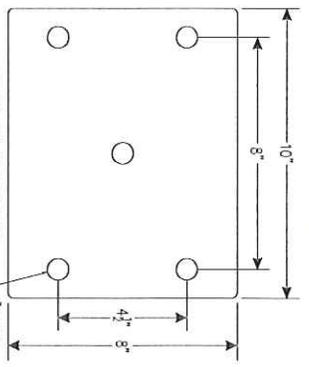
Staff recommends that the Planning Commission approve the conditionally permitted signs subject to the following condition.

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



NOTE: DETAILS A, B, C, WORDPLATE, AND BLAIR LED SPECS ON SECOND PAGE.

PART # 0MF006
8"x10"x3/4" STEEL PLATE



PARTS LIST:

TITLE	DESCRIPTION
A	BP GREEN PMS 355C
B	BP LT GREEN PMS 348C
C	BP YELLOW PMS 109C
D	PANTONE WHITE
E	PMS 348
F	BLACK/OUT
G	DARK BLUE PMS661C
H	PROCESS BLUE C
I	PMS 485
J	PMS 284

1. PLASTIC FACE
2. ALUMINUM CABINET
SECOND SURFACE DECORATION

NOTE WEIGHTS AND MEASURES:

Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that their printing requirements will all local bylaws and regulations. The responsibility of the customer to be confirmed by the party obtaining the permit. Significance is not made for misinterpretation of local weights and measures. The customer is responsible for any change in weight and measures that has been passed. If permitting and installation is provided by SignSource, we will make every effort to confirm the signage provided is compliant at the time of installation.

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
• DIMENSIONS $\pm 1/16"$ • FACE SIZE $\pm 1/8"$ • $\pm 1/16"$
• CABINET $\pm 1/16"$ • SIGN OVERLAY $\pm 1/8"$ • $\pm 1/16"$
2. ALL CUTS UNLESS NOTED OTHERWISE
3. FINISHES SUBJECT TO SIGN SOURCE'S CURRENT PROCESSING CAPABILITY
4. NO DRILLING OR METALLIC CONNECTION WITHOUT ETC.
5. ALL ELECTRICAL WIRING TO COMPLY WITH UL 48

DESCRIPTION: 5' x 8' APPROX. ILLUMINATED DOUBLE FACE CENTER POLE MOUNTMENT

DESIGNER:	J.M. SANCHEZ	DATE:	01/13/2016
CHECKED:	J.M. SANCHEZ	BY:	1 OF 2
LOCATION:	5975594 AERINA, OH	PROJECT:	BP
QUANTITY:	1	DATE:	01/13/2016
ORDER #:	283871	REV:	1 OF 2
PROJECT #:	BP6270194-LED	DATE:	01/13/2016

APPROVAL SIGNATURE

DATE: _____
By signing, you are certifying the dimensions and graphic provided in SignSource are correct for the intended use and installation.

FRONT VIEW

SIDE VIEW

DECEMBER 18 2016
BY: _____

