

MEETING DATE: 3-10-16

PLANNING COMMISSION

Case No. P16-05

1033 S. Court 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.

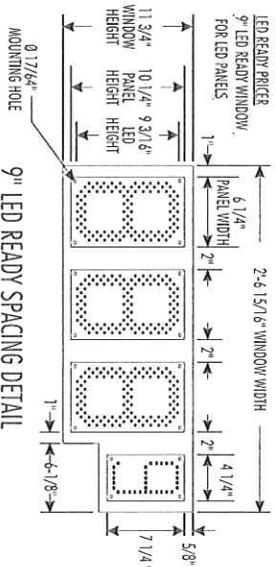
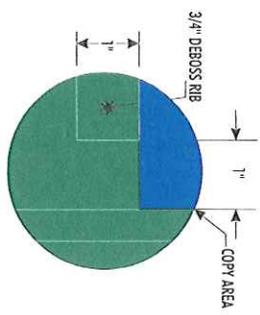
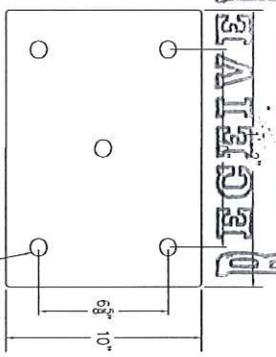
Recommendation:

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.

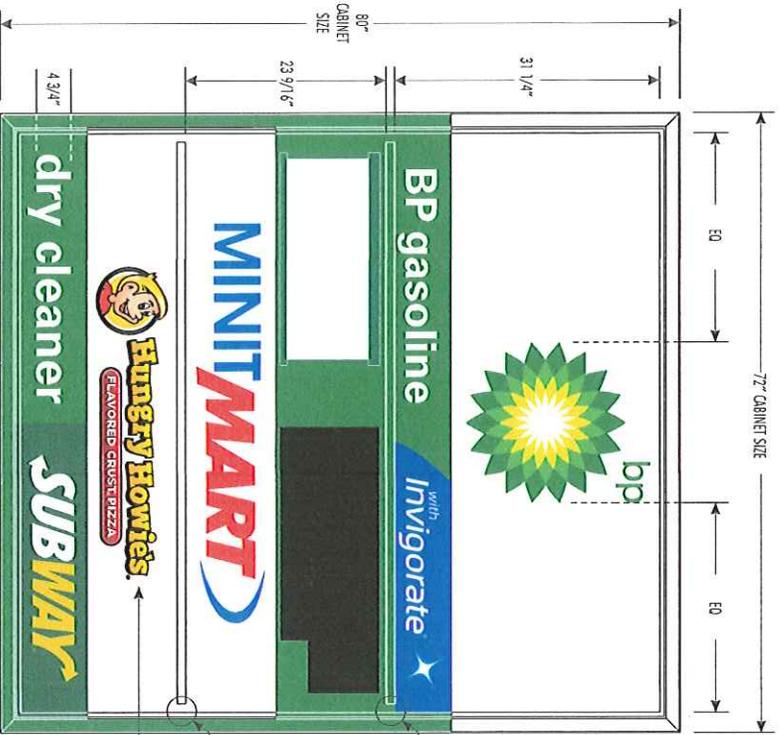
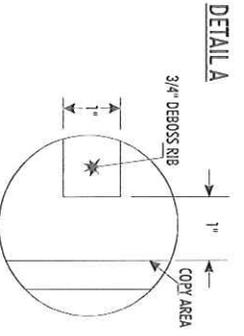
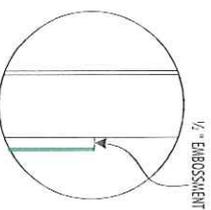
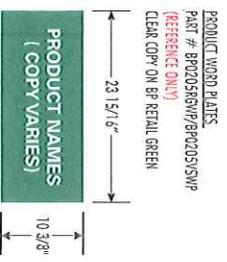
BY:

9102 8 1 B3 1

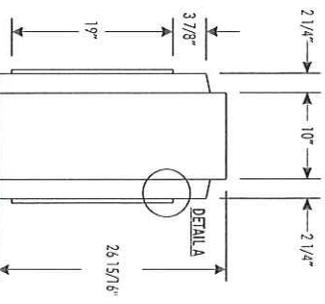


PART # OMF007
10' x 14' x 3/4" STEEL PLATE
8 1/2" TYP.

NOTE: CUSTOM DIE REQUIRED FOR SIZE OF HELIOS.



FRONT VIEW



SIDE VIEW



REVISION HISTORY:

NO.	DATE	BY	DESCRIPTION
A	01/12/16	M.J.M.	INITIAL DRAWING RELEASED
B	01/14/16	M.J.M.	REVISION LAYOUT PER CUSTOMER DRAWING

PARTS LIST:

ITEM	DESCRIPTION
A	BP GREEN PMS 3535C
B	BP LT GREEN PMS 3568C
C	BP YELLOW PMS 109C
D	PANTONE WHITE
E	PMS 348
F	BLACK/OUT
G	DARK BLUE PMS661C
H	PROCESS BLUE C
I	PMS 465
J	PMS 286

WEIGHTS AND MEASUREMENTS:
Weigh and measure requirements per 2856. Copy and maintain. It is the responsibility of the customer to confirm that these printing are completed with all food products. The sign is not to be used for any other purpose. It is not made for maintenance of food products and is not to be used for any other purpose. If printing and installation is provided by SignResource, we will make every effort to install the signage provided is completed in the time of installation.

GENERAL NOTES
1. SIGN 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.
2. SIGN 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.
3. SIGN 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.
4. NO OPERATION OR MAINTENANCE WITHIN 36 INCHES OF THE SIGN.
5. ALL ELECTRICAL SHOTS TO COMPLY WITH I.E.E.

ILLUMINATED DOUBLE FACE CENTER POLE MONUMENT

MODEL: 616 APPROX.
SIGN: CENTER SIGN AREA

DESIGNER: J.M. SANCHEZ
DRAWN BY: J.M. SANCHEZ
DATE: 07/12/2016

PROJECT: 238839
JOB NO: BP
JOB TITLE: 1 OF 2

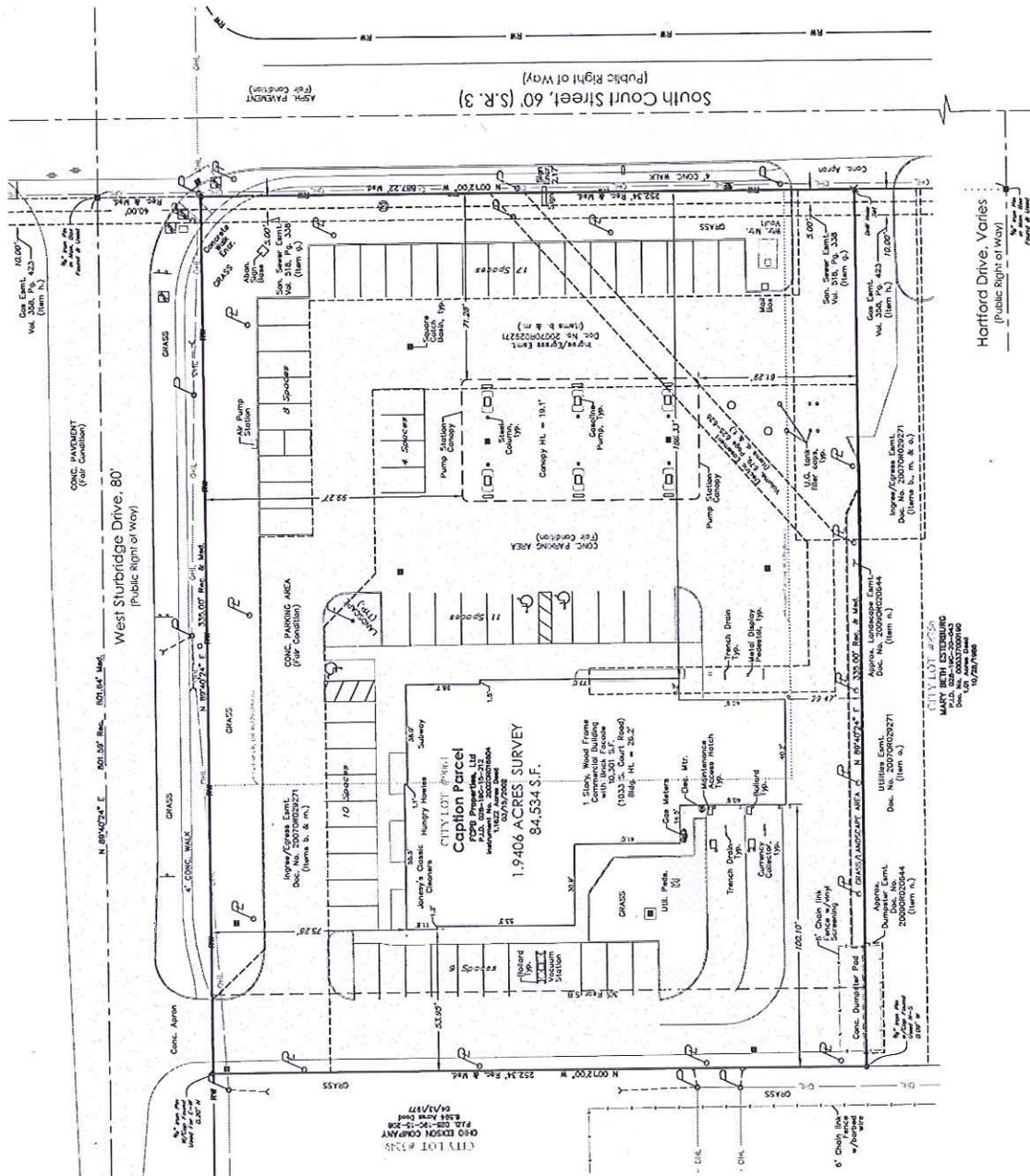
LOCATION: 5975602 MEDINA, OH

APPROVAL SIGNATURE: _____ DATE: _____
By signing, you are certifying the dimensions and layout provided by SignResource are correct for the building you own/rent/occupy.

ALTA/ACSM Land Title Survey

of land owned by
FCPB Properties, Ltd.
 1.1622 Acre Parcel (Deed)
 Situated in the City of Medina, County of Medina and
 State of Ohio and known as being part of Medina City Lot
 No. 5129, Section 4.

for
FCPB Properties, Ltd.
 First American Title Insurance Company
 and Heartland Title Agency, LLC



TGC Engineering, LLC
 1310 Sharon Colquhoun Road, P.O. Box 37
 Medina, Ohio 44028
 P. 330.550.5500 F. 330.550.4423
 Job No. 157-0-92, Page 2 of 2

This drawing is the property of TGC Engineering, LLC and is not to be used, copied, or reproduced in any way without the written consent of TGC Engineering, LLC.