

MEETING DATE: 6-9-16

PLANNING COMMISSION

Case No. P16-11

**1060 S. Court
Animal Medical Center**



CITY of MEDINA
Planning Commission
June 9, 2016 Meeting

Case No: P16-11
Address: 1060 S. Court Street
Applicant: Carl May – Medina Signs
Subject: Conditional Sign Approval for an Electronic Message Center Sign
Zoning: R-3 High Density Urban Residential
Submitted by: Justin Benko, Associate Planner

JB

Site Location:

The site is located east side of South Court Street, south of Sturbridge Drive and north of the Medina city limits.

Project Introduction:

The applicant is proposing the installation of a full color LED electronic message center sign with new masonry supports. Electronic Message Center signs are conditionally permitted within the city. The property is zoned R-3 residential. 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. The sign prohibition is due to an omission that occurred during the zoning code update in 2014. The applicant is seeking a variance to allow the ground sign at the June 9, 2016 Board of Zoning Appeals meeting.

Please find attached to this report:

1. Aerial photograph of the property
2. Sign renderings

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 applicant has proposed a full color electronic message center sign.

Sign Area and Height

Signs must conform to the sign regulations outlined in Chapter 1147. Section 1147.12(B) allows one permanent ground sign on the premises not exceeding 40 square feet in area and 6 feet in height for non-residential uses in residential zoned districts. Due to an oversight, R-3 zoning was excluded. The applicant is seeking a variance at the June 9, 2016 Board of Zoning Appeals meeting to allow the sign in the R-3 zoning district.

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 sign is compatible with the neighborhood 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 sign as outlined in the staff report on the following condition:

1. Subject to all necessary building permits.
2. Subject to the removal of the existing ground sign upon completion of the proposed electronic message center sign.
3. Subject to a variance being granted by the Board of Zoning Appeals to allow a ground sign to be located in the R-3 zoning district.



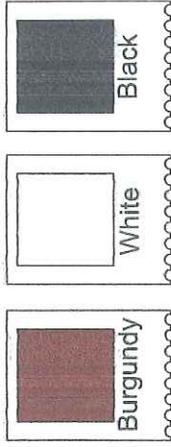
SPECIFICATIONS FOR FABRICATION:

- Quantity: (1)
- Overall height of sign: 60"
- Overall length of sign: 96"
- Total square feet: 40 sq. ft.
- Digital sign specs: 32 X 120 Matrix - 19.8mm - RGB (full color)
- Static sign specs: Aluminum Cabinet / Flat Polycarbonate Faces / LED Illumination Cabinet PMS 1815 Burgundy / Faces Black and White

Scale: 1/2" = 12"

COLOR SPECIFICATIONS FOR STATIC SIGN:

Burgundy Frame, White Bkg., Black Copy



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APR 21 2016



Client Name:
Animal Medical Centre of Medina

Location:
1060 South Court Street
Medina, Ohio

Start Date: NA

Last Revision:
Job#: 1819

Drawing#: 1

Page:

- Client Approval
- Landlord Approval

Sales Rep:
Carl May

Designer:
Carl May

UL LISTED

 **ANIMAL MEDICAL CENTRE**
of Medina, Inc.

**WE HAVE
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GROOMING SERVICES!**

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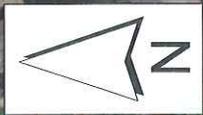
NORTHFORD CT

S COURT ST

PINEWOOD DR

Subject Site

**Approx.
Proposed
EMC sign**



1 inch = 60 feet

**P16-11 & Z16-15
Animal Medical Center
1058-1060 S. Court St.
Variance for Sign and
Conditional Sign Review
Electronic Message Center Sign
June 9, 2016**