

MEETING DATE: 9-8-16

PLANNING COMMISSION

Case No. P16-21

620 North Broadway



CITY of MEDINA

Planning Commission

September 8, 2016 Meeting

Case No: P16-21

Address: 620 N. Broadway Street

Applicant: David Taylor – Medina Veterans Hall

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 property is located on the southeast corner of the N. Broadway Street and Howard Street intersection.

Project Introduction:

The applicant is seeking conditional sign approval for the installation of a full color LED electronic message center sign for the Medina Veterans Hall. The sign will replace the existing ground sign at the site. 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. Staff intends to propose adding R-3 zoning back to the preamble of code section 1147.12 in the near future. The applicant is seeking a variance to allow the ground sign at the September 8, 2016 Board of Zoning Appeals meeting.

Please find attached to this report:

1. Aerial photograph of the property
2. Sign details
3. Existing Conditions Photograph

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 September 8, 2016 Board of Zoning Appeals meeting to allow the sign in the R-3 zoning district and to allow the sign to be six feet six inches tall.

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. Any potential detriment to adjacent properties could be mitigated by turning of the LED portion of the sign at night.

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.
4. Sign shall be turned off by 10 pm each night.

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AUG 15 2016





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BY:

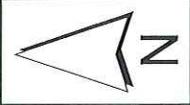


HOWARD ST

N BROADWAY

Subject Site

Location of Existing & Proposed Ground Sign



1 inch = 50 feet

Z16-17 & P16-21
620 N. Broadway St.
Sign Variance &
Conditional Sign Review
September 8, 2016

8'

VETERANS
Medina County
Ohio

Medina County Veterans Memorial Hall
620 North Broadway
Medina OH 44256
www.medinavethall.com

USB Box

7'

5'

6' 6"

1' 6"

TEKSTAR CAPABILITIES

25.2"

THIS SIGN IS CAPABLE OF DISPLAYING BETWEEN 1 AND 4 ROWS: 5.5" TO 25.2" CHARACTERS

For Full Capabilities go to stewartsigns.com

TekStar Full Color
20mm 32X112
CABINET SIZE: 5'x8'

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BY:



5/8"=1'
Sk: 870410-6b-s
Cust: 3119964
8/1/2016
O/C Lane
SOLD

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 - FAX 1-800-485-4280

Approved as shown

Date

Approved with listed changes

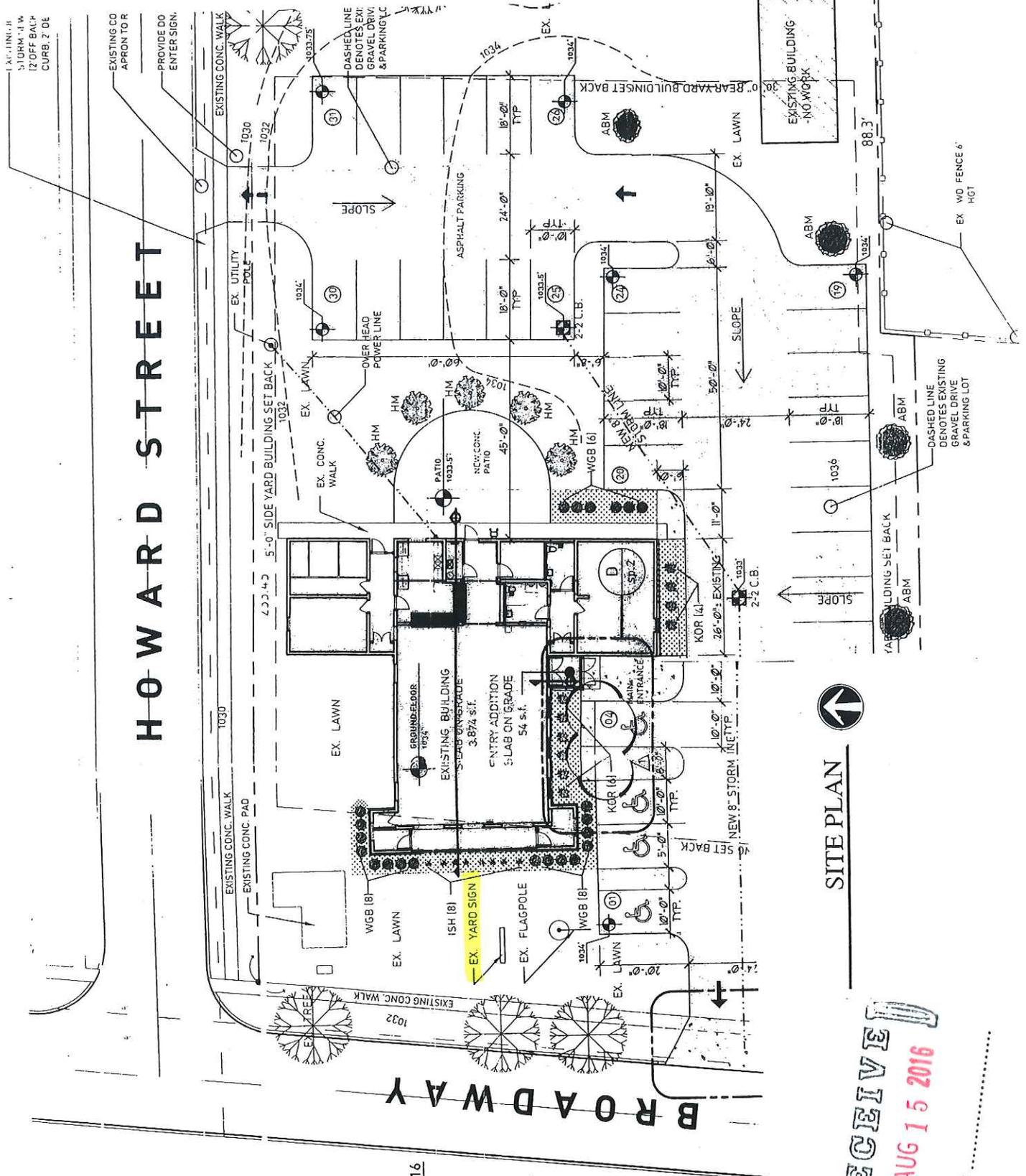
Date

Vinyl Color: Photoreal
Text Color: Royal Blue
Cowling Text Vinyl: Draft: White
SIGN DESIGN #

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.

HOWARD STREET

BROADWAY



SITE PLAN

PARCEL INFO:
 Parcel Number: 028-19B-14-016
 Location: Medina City
 School District: Medina City
 Acreage: 0.81207
 Address: 620 North Broadway

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 AUG 15 2016

BY: