



CITY of MEDINA
Historic Preservation Board
Regular Meeting Minutes
October 12, 2023

Meeting Date: October 12, 2023

Meeting Time: 5:00 PM

Present: Elizabeth Biggins-Ramer, Kevin Hutchinson, Rebekah Knaggs, Leslie Traves, Paul Wood, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Patty Stahl

Approval of Minutes

Ms. Knaggs made a motion to approve the minutes from June 8, 2023 as submitted.

The motion was seconded by Ms. Traves.

Vote:

Biggins-Ramer	<u>Y</u>	Hutchinson	<u>Y</u>
Knaggs	<u>Y</u>	Traves	<u>Y</u>
Wood	<u>Y</u>		
Approved	<u>5-0</u>		

The Court Reporter swore in all attendees.

Applications

1. H22-19 James Gerspacher 253 and 257 South Court Street COA Extension

Mr. Dutton stated that this application had been approved for the demolition of the buildings and the construction of a hotel in November of 2022. He noted that the approval contained seven conditions, including the applicant coming back before the Board with further details such as fencing, landscaping, and paint colors.

Mr. Dutton stated that the current proposal was to extend the approval. He noted that, due to the scale and complexity of the project, there had been delays, so work had not commenced within the time frame of the original approval. He added that the applicant was requesting to extend the approval for one additional year, with permits to be obtained and work commence before November 11, 2024. Mr. Dutton noted that all of the conditions included in the original approval would remain in place.

Present for the case was James Gerspacher, 870 Beechwood Drive. Mr. Gerspacher stated that the details requested in the original approval had not been worked out yet, but that they would be addressed.

Ms. Knaggs made a motion to approve the extension of H22-19, as submitted.

Mr. Wood seconded the motion.

Vote:

Hutchinson	<u>Y</u>	Knaggs	<u>Y</u>
Traves	<u>Y</u>	Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>		
Approved	<u>5-0</u>		

2. H23-08 Michael Meadows 124 North Court Street CSP

Mr. Dutton stated that the property was located just north of the Square, behind PJ Marley's. He added that it was currently a vacant building and the applicant was proposing to reface an existing 34 sq. ft. wall sign on the storefront.

Mr. Dutton stated that staff recommended approval of application H23-08 for the proposed wall sign.

Present for the case was Michael Meadows, 304 East Union Street.

Ms. Biggins-Ramer asked if the applicant had brought any samples of the sign material. Mr. Meadows stated that he had not. There was a discussion as to the refacing of the existing sign.

Ms. Traves inquired as to the business going into the space. Mr. Meadows stated that they had opened their coffee business in the Common Ground Market and were looking to expand into this new location.

Mr. Wood made a motion to approve application H23-08 for the proposed wall sign, as submitted.

Ms. Traves seconded the motion.

Vote:

Knaggs	<u>Y</u>	Traves	<u>Y</u>
Wood	<u>Y</u>	Biggins-Ramer	<u>Y</u>
Hutchinson	<u>Y</u>		
Approved	<u>5-0</u>		

3. H23-09 Dave Sterrett 203 South Court Street CSP

Mr. Dutton stated that the business was a second floor tenant at 203 South Court Street. He added that the application was proposing two 3 sq. ft. second floor window signs that faced each street and a 1.8 sq. ft. projecting sign at the first floor entrance, which was located off of South Court Street.

Mr. Dutton stated that Section 1147.15(e) of the Zoning Code stated that projecting signs were only permitted for first floor tenants in the Historic District. He noted that, as the office was located on the second floor, the required variance application had been submitted.

Mr. Dutton stated that staff recommended approval of application H23-09 with the condition that the projecting sign shall be granted a variance from Section 1147.15(e) by the Board of Zoning Appeals.

Present for the case was Dave Sterrett of Medina Signs, 411 West Smith Road. Mr. Sterrett stated that he would be appearing before the Board of Zoning Appeals at 7 pm that night to ask for the variance. He noted that the sign was under the maximum square footage allowed by the Zoning Code. Mr. Sterrett stated that the window signs were proposed for the corner windows and one would be facing West Washington Street and the other would be on South Court Street.

Ms. Knaggs asked if the window signs could be removed from the windows without causing damage. Mr. Sterrett stated that they would.

Ms. Biggins-Ramer inquired as to the material for the projecting sign. Mr. Sterrett stated that it would be made of sign board and white acrylic.

Ms. Traves made a motion to approve the application H23-09 with the condition that the projecting sign shall be granted a variance from Section 1147.15(e) by the Board of Zoning Appeals.

Mr. Hutchinson seconded the motion.

Vote:

Traves	<u>Y</u>	Wood	<u>Y</u>
Biggins-Ramer	<u>Y</u>	Hutchinson	<u>Y</u>
Knaggs	<u>Y</u>		
Approved	<u>5-0</u>		

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Elizabeth Biggins-Ramer, Chairwoman