



# BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue  
330-722-9038  
www.medinaoh.org

Application Number \_\_\_\_\_

# 2

<b>GENERAL</b>	Date of Application <u>7-20-23</u> Property Location <u>220 N. State Rd</u> Description of Project <u>BUILD CUSTOM SIGN FOR COMMON GROUND TO MATCH ENTRYWAY SIGN IS 48 SQFT AND FRAME WOULD TOTAL 75 SQ FT</u>
<b>CONTACT INFORMATION</b>	<b>Applicant</b> Name <u>Mike Brook</u> Address <u>220 N. State Rd</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-241-1448</u> Email <u>builtmedina@gmail.com</u> <b>Property Owner</b> Name <u>SAME</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
<b>APPLICATION TYPE</b>	Planning Commission    Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input checked="" type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board    Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals    Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
<b>APPLICANT SIGNATURE</b>	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u>[Signature]</u> Date <u>7-20-23</u>
<b>OFFICIAL USE</b>	Zoning District _____ Fee (See Fee Sheet) \$ _____ Meeting Date _____ Check Box when Fee Paid <input type="checkbox"/>

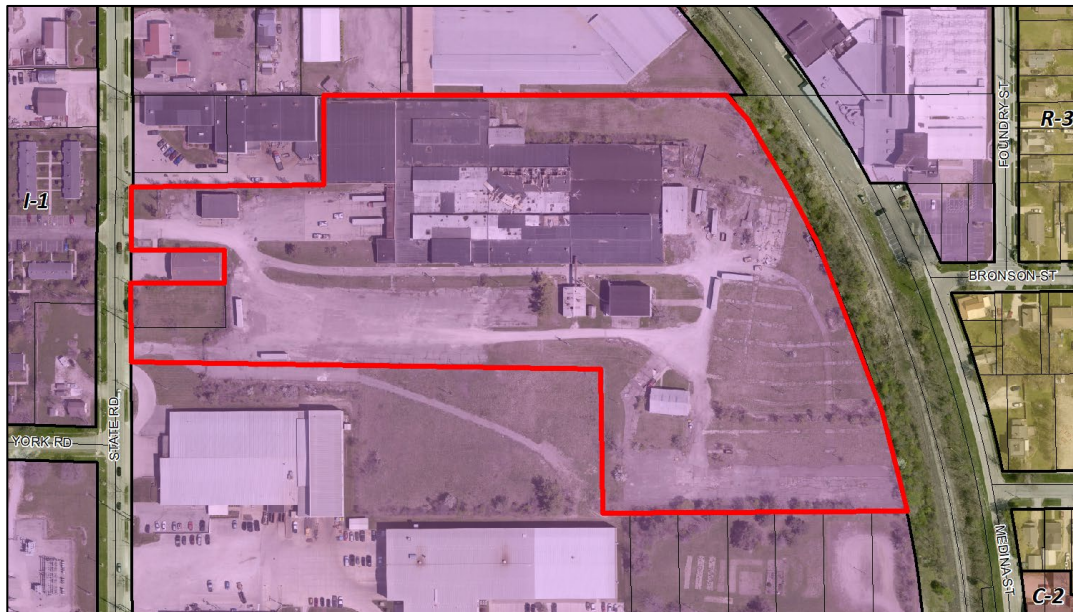
## Z23-15 Common Ground Signs

Property Owners: Whiskey Bravo LLC  
Applicant: Mike Brock  
Location: 220 and 226 North State Road  
Zoning: I-1 (industrial)  
Request: Sign Variance to Section 1147.14(b) to allow more ground signs than permitted, a ground sign exceeding height requirements, and a ground sign exceeding area requirements

### LOCATION AND SURROUNDING USES

The subject site is composed of 13.6 acres located on the north side of North State Road. Adjacent properties contain the following uses and zoning:

- **North** – Industrial (I-1)
- **East** – Commercial Entertainment (I-1), Single and Multi-Family Residential (R-3), & Railroad
- **South** – Industrial (I-1)
- **West** – Multi-Family Residential (I-1)



### BACKGROUND & PROPOSED APPLICATION

The site is the location of a large industrial building with the following users:

- CT Crates – A 16,800 sq. ft. industrial use
- MK Airsoft – A 32,000 sq. ft. commercial recreation use
- Common Ground – A 40,000 sq. ft. indoor market with over 50 vendors including retail and food service. In addition, there is also commercial recreation space with 4,000 sq. ft. for rock climbing and 3,400 sq. ft. for axe throwing.

A smaller industrial building near North State Road is also located on the site, which is occupied by The Dog Wizard, which provides dog training.

The site has two separate access drives on North State Road without a permanent sign presence for the large industrial building users. The north drive is planned as an exit only and the south drive is planned as an entrance only. The applicant is proposing the following sign changes to ground signs near North State Road:

Sign	Driveway	Side of Drive	Size	Height	Action
<b>Dog Wizard</b>	North	North Side	40 sq. ft.	6 ft.	No Change
<b>Exit</b>	North	North Side	8 sq. ft.	4 ft. (Approx.)	Install
<b>Multi-Tenant (#1)</b>	North	South Side	32 sq. ft.	<b>8 ft.</b>	Install
<b>MK Airsoft</b>	North	South Side	16 sq. ft.	6 ft.	Remove
<b>Common Ground (#2)</b>	South	North Side	<b>75 sq. ft</b>	5 ft.	Install
<b>Truck With Sign</b>	South	North Side	Unknown	Unknown	Remove
<b>Enter</b>	South	South Side	10 sq. ft.	4 ft. (Approx.)	Install

**SECTION 1147.14(b) – PERMANENT GROUND SIGN REQUIREMENTS**

Section 1147.14(b) allows ground signs in the I-1 District, per the following:

One permanent ground sign, not exceeding forty (40) square feet in area and six (6) feet in height, for each nonresidential building.

The applicant is requesting the following sign variances regarding the above section:

- **Number of Ground Signs** - Three ground signs are proposed including the Dog Wizard sign, Multi-Tenant sign, and Common Ground sign. The site is composed of two separate properties, which would allow for only two ground signs. The requirement does not apply to the proposed enter and exit signs, which are considered instructional signs.
- **Ground Sign Area** - The proposed Common Ground sign is 75 sq. ft. in area, which exceeds the maximum ground sign area of 40 sq. ft. By code, the area of a ground sign includes the background and frame. The proposed Common Ground sign incorporates a significant frame area, which is included in the size calculation.
- **Sign Height** – The proposed Multi-Tenant sign is 8 ft. in height, which exceeds the maximum ground sign height of 6 ft.

**STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))**

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

- Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;
- A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;
- Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;
- A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;

- E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or
- G. The variance will be consistent with the general spirit and intent of this Ordinance.

The applicant has indicated the following regarding the Standards for Variances and Appeals:

- Conforming signs would not be visible to motorists as the entry and exit drives are not observable from each other.
- There are obstructions, including a building and trees, between the entries, which block visibility.
- The character or appearance of the building, lot, or neighborhood will not be adversely impacted as the signs will match the existing entryway.
- The variance is consistent with the spirit and intent of the ordinance as the signs will be utilized to identify the property and tenants.

FACTORS APPLICABLE TO SIGN VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;

SIGN WOULD NOT OBSTRUCT OR ENDANGER

B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;

will not visibly see signage unless have at each entry

C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;

OBSTRUCTIONS BETWEEN ENTRIES TO BLOCK SIGNAGE

D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;

with in height standards

E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;

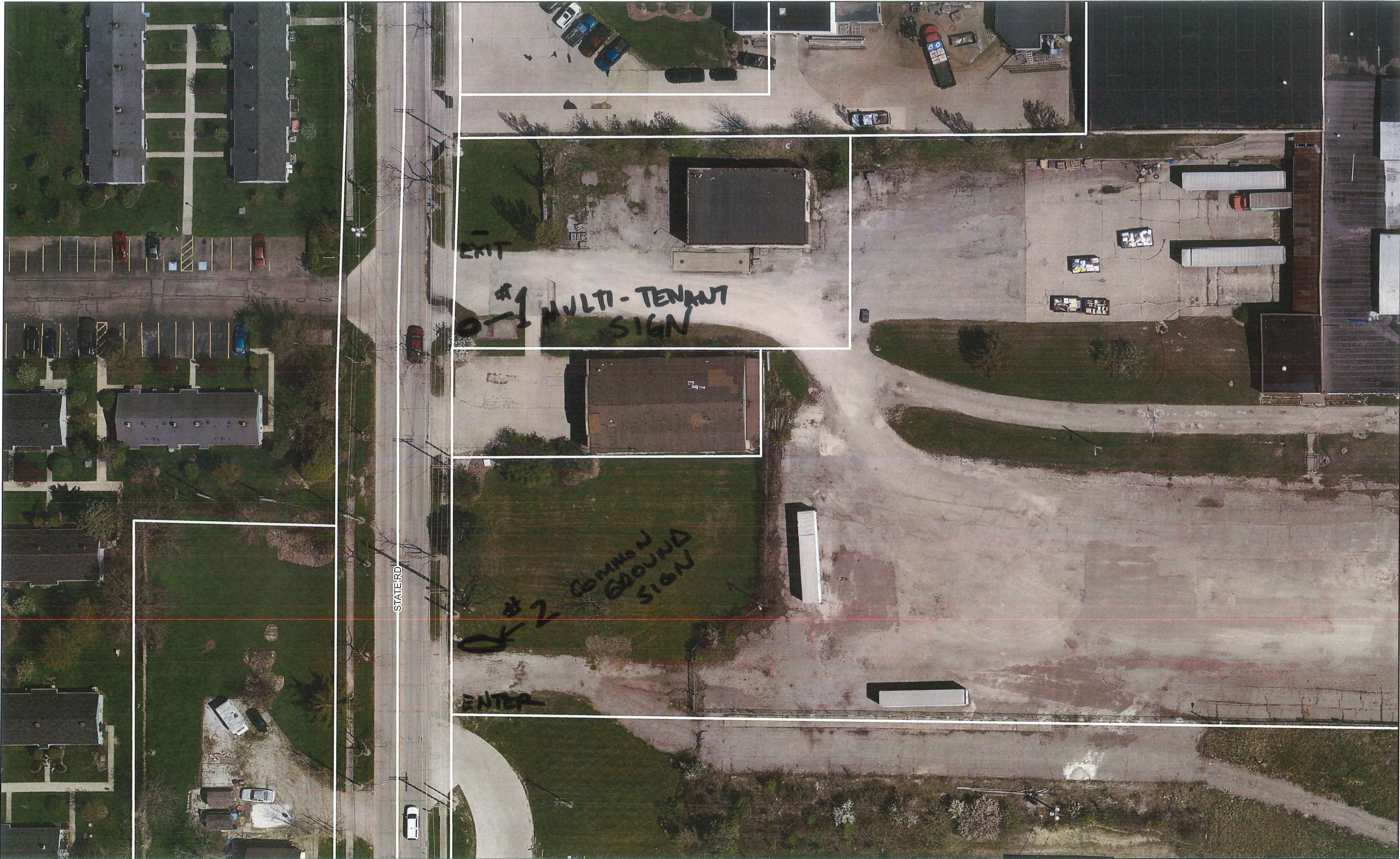
SIGN WILL MATCH EXISTING ENTRYWAY

F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or

HAVING 2 ENTRYWAYS AND A MULTI-TENANT BUILDING WE NEED 2 - SIGNS ONE ON EACH ENTRY

G. The variance will be consistent with the general spirit and intent of this Ordinance.

This secondary sign will identify property by name - COMMON GROUND other sign for tenants



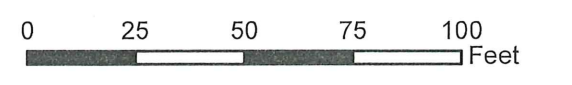
STATE RD

EXIT

#1 MULTI-TENANT SIGN

#2 COMMON GROUND SIGN

ENTER



#2

MOVING TOW TRUCK  
AND PLACING

5x15

COMMON GROUND

SIGN AT SAME  
LOCATION

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#1

REMOVING MK AIRSOFT  
SIGN AND

REPLACING WITH MULTI-  
TENANT SIGNAGE

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ENTER / EXIT SIGNS ON  
OPPOSITE SIDES OF

DRIVE FROM EACH PERMANENT  
SIGN

#1

96"


48"

96"


48"

~~48"~~


48"



**SHOWROOM SOLUTIONS PLUS**



**Will Bertemes, CPA**  
Tax • Payroll • Accounting



**Therese Johnson, CPA**  
Tax • Payroll • Accounting



**AZ LOGISTICS**



**PATRIOT**  
CAPITAL FINANCIAL




**iDEAL PEST CONTROL**




**BERTEMES**  
Painting & Decorating, Inc.



**BACKYARD BUILDINGS**  
AND MORE.



**BERTEMES Johnson & COMPANY**  
CERTIFIED PUBLIC ACCOUNTANTS  
BUSINESS ADVISORS



**FRONTIER EQUIPMENT LLC** HVAC  
MANUFACTURERS REP

220 N. STATE







- Remove MK Sign
- Replace w/ proposed Multi-tenant Sign (#1)



**Dow Wizard Sign to Remain**

1" = 1'



steel siding + letters/numbers

Lighting

Sign  
4x10  
40'

15' long  
5' tall

variance

75'

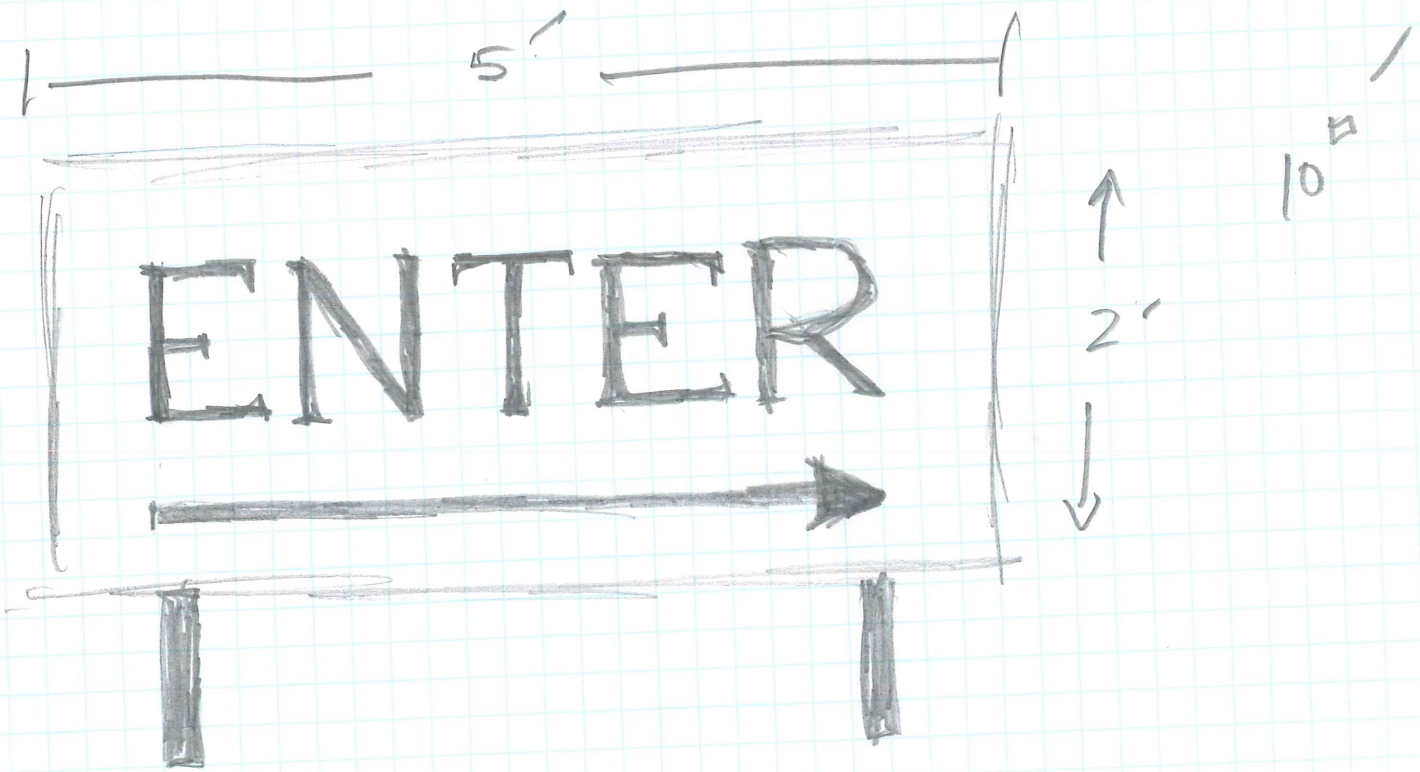
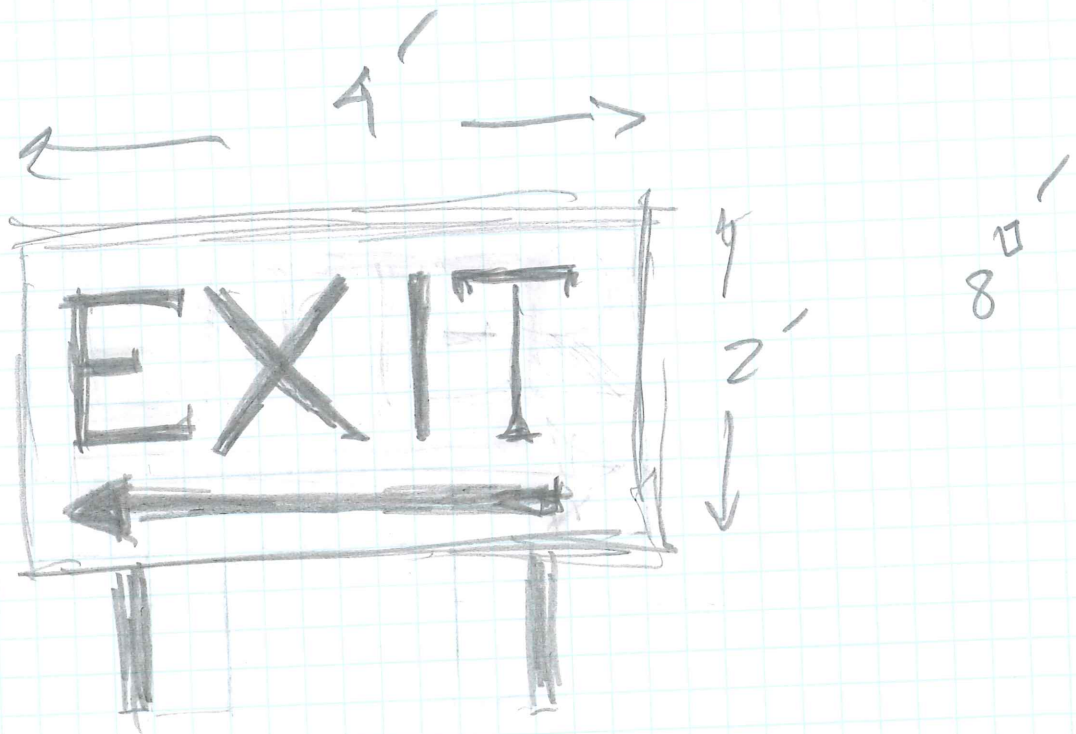
total frame



- Remove Truck
- Install common ground sign #2



Remove Truck  
Install Common  
Ground Sign #2



double sided  
enter / exit signs  
printed on metal