



CITY of MEDINA
Board of Zoning Appeals
January 13, 2022

Meeting Date: January 13, 2022

Meeting Time: 7:30 PM

Present: Brandilyn Fry, Robert Henwood, Bert Humpal, Chris O'Connell, Paul Roszak, Andrew Dutton (Community Development Director), Sarah Tome (Administrative Assistant)

Absent: Mark Williams

Swearing-In of Board Members

Mr. Humpal opened the meeting with the swearing-in of Board Members Brandilyn Fry, Robert Henwood, and Paul Roszak for new terms on the Board.

Approval of Minutes

Ms. Fry made a motion to approve the minutes from December 9, 2021 as submitted.

The motion was seconded by Mr. O'Connell.

Vote:

Fry	<u>Y</u>
Henwood	<u>Y</u>
Humpal	<u>Y</u>
O'Connell	<u>Y</u>
Rozsak	<u>Abstain</u>
Approved	<u>4-0</u> with Mr. Roszak abstaining

Election of Chair and Vice-Chair of the Board

Mr. Roszak made a motion to appoint Mr. Humpal as Chair of the Board of Zoning Appeals.

The motion was seconded by Mr. Henwood.

Mr. Roszak made a motion to appoint Mr. Williams as Vice-Chair of the Board of Zoning Appeals.

The motion was seconded by Ms. Fry.

Vote:

Fry	<u>Y</u>
Henwood	<u>Y</u>
Humpal	<u>Y</u>
O'Connell	<u>Y</u>
Roszak	<u>Y</u>
Approved	<u>5-0</u>

The Court Reporter swore in all attendees.

Old Business

There was no old business to be discussed.

New Business

1. Z22-01 623 W. Liberty St. Carl May VAR

Mr. Dutton stated that the applicant, Carl May, requested an area variance to Section 1147.14(d) to allow multiple signs on the primary building frontage and signs on the sides of the building. Mr. Dutton stated that the applicant proposed three signs:

- A 15.5 sq. ft. wall sign on the north side (front) of the building to replace an existing sign.
- A 47 sq. ft. wall sign on the east side of the building. He noted that there had previously been a wall sign located on the proposed location, which had been removed.
- A new 23 sq. ft. wall sign on the west side of the building.

Mr. Dutton stated that the zoning code only permitted one permanent wall sign on the primary frontage of the building. Mr. Dutton noted that due to the building's proximity to West Liberty Street, the presence of trees, and the speed of traffic, allowing only one permitted building sign would limit the use's visibility.

Present for the case was Mr. Brad Root, president at the A.I. Root Company. Mr. Root stated that the sign previously removed from the east side of the building was much larger than the proposed sign. Mr. Root added that the removed sign had been approved by the Board. Mr. Root noted that the sign proposed for the north side (front) of the building was the same size as the existing sign. Mr. Root stated that landscaping blocked the view of the front sign from motorists headed east, so the proposed sign on the west side of the building would improve the business' visibility.

Mr. Humpal asked if there was more than one entrance on the north side of the building. Mr. Root stated that there were several doors on the north side, but that there was only one set of double doors used by the public.

Mr. Humpal opened the public hearing for the application. No one was present to address the Board regarding the application.

Mr. Roszak made a motion to approve the application. He stated that the character and appearance of the signs would not impact the neighborhood and the signs were appropriate for the scale of the building.

Mr. O'Connell seconded the motion.

Vote:

Fry	<u>Y</u>
Henwood	<u>Y</u>
Humpal	<u>Y</u>
O'Connell	<u>Y</u>
Roszak	<u>Y</u>
Approved	<u>5-0</u>

2. Z22-02 177 Northland Dr Robert Chordar VAR

Mr. Dutton stated that the applicant, Mr. Chordar, requested an area variance to Section 1155.05(a)(1) to allow a dumpster within the required setbacks. Mr. Dutton stated that the rear setback requirement for accessory structures in the subject C-3 zoning district was 20 ft and that the proposed dumpster was located 10 ft. from the rear (north) property line. Mr. Dutton noted that the properties north and west were owned by the same organization as the property in question.

Mr. Dutton outlined the Factors applicable to area variances and provided responses.

Present for the case was the architect for the project, Mr. Robert Chordar of TC Architects, 430 Grant St., Akron. Mr. Chordar stated that the dumpster would be placed by the maintenance shed and would not be visible from the street. Mr. Chordar added that they had been working on enhancing the street appearance of the property and that the new dumpster enclosure would match the improved façade of the building. Mr. Chorder stated that moving the enclosure would negatively impact the already limited parking on this site.

Mr. Humpal opened the public hearing for the application. No one was present to address the Board regarding the application.

Mr. O'Connell made a motion to approve the application as submitted. He stated that the application would not alter the essential character of the area and would not be detrimental to adjacent properties.

Ms. Fry seconded the motion.

Vote:

Fry	<u>Y</u>
Henwood	<u>Y</u>
Humpal	<u>Y</u>
O'Connell	<u>Y</u>
Roszak	<u>Y</u>
Approved	<u>5-0</u>

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Bert Humpal, Chairman