



CITY of MEDINA
Board of Zoning Appeals
Regular Meeting Minutes
October 13, 2022

Meeting Date: October 13, 2022

Meeting Time: 7:00 PM

Present: Brandilyn Fry, Robert Henwood, Bert Humpal, Paul Roszak, Mark Williams
Andrew Dutton (Community Development Director), Sarah Tome (Administrative Assistant)

Approval of Minutes

Mr. Henwood made a motion to approve the minutes from September 8, 2022 as submitted.

The motion was seconded by Mr. Roszak.

Vote:

Fry	<u>Y</u>
Henwood	<u>Y</u>
Humpal	<u>Y</u>
Rozsak	<u>Y</u>
Williams	<u>Abstain</u>
Approved	<u>4-0</u> with Mr. Williams abstaining

The Court Reporter swore in all attendees.

Applications

1. Z22-26 Coleen Mahoney 410 South Court Street VAR

Mr. Dutton stated that the applicant, Coleen Mahoney, was requesting a sign variance to allow two wall signs on the primary frontage. He stated that the main sign was 10.6 sq. ft. and the lower sign was 6.5 sq. ft. Mr. Dutton noted that the total square footage of the signs was 17.1 sq. ft. in area, which was well below the 45 sq. ft. wall sign area allowed for the building.

Present for the case was Lucy Mahoney of VCS Salon, 410 South Court Street. Ms. Mahoney stated that she had nothing to add to the case.

Mr. Williams stated that he had no issues with the variance as it was well under the allowable square footage and the signs were attractive.

Mr. Humpal opened the public hearing. There were no questions or comments from the public.

Mr. Williams made a motion to grant the variance, stating that the variance would not adversely affect the character or appearance of the building, lot, or neighborhood. Mr. Williams added that the variance was consistent with the general spirit and intent of the ordinance.

Mr. Roszak seconded the motion.

Vote:

Henwood	<u>Y</u>
Humpal	<u>Y</u>
Roszak	<u>Y</u>
Williams	<u>Y</u>
Fry	<u>Y</u>
Approved	<u>5-0</u>

2. Z22-27 Jeff Immel 1015 North Court Street VAR

Mr. Dutton stated that the applicant, Jeff Immel, was requesting a sign variance to allow four wall signs on the primary frontage. He noted that Target had been previously granted a variance to allow a second sign on the building. Mr. Dutton stated that the applicant was requesting the following changes to the building's wall signs:

- CVS pharmacy – 36.62 sq. ft. – Existing sign to remain unchanged
- Target Logo – 132.73 sq. ft. – Replacement for the existing Target Logo/"Target" main sign
- Drive Up – 77.1 sq. ft. – New sign
- Order Pickup – 24.59 sq. ft. – New sign

Mr. Dutton noted that the building frontage would allow for the maximum permitted sign area of 300 sq. ft. He added that the proposed four signs totaled 271 sq. ft. in area.

Present for the case was Jeff Immel of Kimley-Horn, 7965 North Hight Street, Columbus. Mr. Immel stated that the new signs were part of Target's efforts to expand their ordering services. He added that the new signs would help with wayfinding when customers entered the parking lot.

There was a discussion as to the classification of wayfinding signs and their allowance under the Zoning Code.

Mr. Humpal opened the public hearing. Mr. Dutton stated that he had received a phone call from George Schwartz, stating that he was not in favor of the variance, though his reasoning was unclear.

Mr. Williams made a motion to grant the variance, stating that the variance sought was the minimum necessary to allow reasonable use, visibility, and readability of the signs. Mr. Williams added that the variance would not alter the essential character or appearance of the building.

Ms. Fry seconded the motion.

Vote:

Humpal	<u>Y</u>
Roszak	<u>Y</u>
Williams	<u>Y</u>
Fry	<u>Y</u>
Henwood	<u>Y</u>
Approved	<u>5-0</u>

3. Z22-28 Jamie Mueller 560 South Court Street VAR

Mr. Dutton stated that the applicant, Jamie Mueller, was requesting an area variance for a garage addition on the north side of the home. He added that the addition had been reviewed by the Planning Commission earlier in the night and had been approved with the condition that the subject variance must be approved. Mr. Dutton stated that the Zoning Code required a side yard setback of 5 ft, while the proposed garage setback was 4 ft. 4 in. Additionally, he stated that the Zoning Code allowed for a y 20 ft. wide driveway with an additional 200 sq. ft. of driveway area. Mr. Dutton noted that the subject site was permitted approximately 1,500 sq. ft. of driveway area, while the proposal incorporated 2,344 sq. ft. of concrete driveway area.

Present for the case were Jamie and Jim Mueller, 560 South Court Street. Ms. Mueller stated that, having four cars, they needed the driveway to turn around. She added that their architect had been unaware of the 5 ft. setback requirement when designing the addition.

There was a discussion as to the current driveway width and the potential of making the proposed driveway narrower. Ms. Mueller stated that the driveway width shown in the plan was not feasible, as there was a utility pole and a fire hydrant flanking the driveway.

Mr. Humpal opened the public hearing. There were no questions or comments from the public.

Mr. Roszak made a motion to approve the variance with the stipulation that the applicant must maintain the current apron width and that the driveway shall not exceed 15 feet in width between the apron and the start of the turnaround. He stated that the essential character of the area would not be substantially altered by the variance, the adjoining properties would not suffer substantial detriment, and the variance would not adversely affect the delivery of government services.

Ms. Fry seconded the motion.

Vote:

Roszak	<u>Y</u>
Williams	<u>Y</u>
Fry	<u>Y</u>
Henwood	<u>Y</u>
Humpal	<u>Y</u>
Approved	<u>5-0</u>

4. Z22-29 Carl May 1101 West Liberty Street VAR

Mr. Dutton stated that the applicant, Carl May, was requesting a sign variance to allow a sign taller than permitted at the Medina County Career Center. He added that the electronic message center sign, as a Conditional Sign Permit, had been approved by the Planning Commission earlier in the evening with the stipulation that the applicant receive variance approval. Mr. Dutton stated that the proposed sign was 7 ft. 8 in. tall, which exceeded the 6 ft. maximum height allowed by the Zoning Code. He noted that the sign would be set further back on the property than the existing sign, as the current sign was partially in the right-of-way.

Present for the case was Carl May of Medina Signs, 411 W Smith Rd. Mr. May stated that he had nothing to add.

There was a discussion as to the feasibility of lowering the sign by reducing the height of the base. Mr. May stated that the sign was designed to match others located on the property. Ms. Fry expressed concerns over lowering the sign, as it needed to be visible on a busy road. Mr. Williams agreed that visibility was important for the sign. There was also a discussion as to the effect of snow piling up against the electronic message center portion of the sign.

There were no members of the public present.

Mr. Roszak made a motion to approve the variance, stating that the variance would not adversely impact the character of the building, lot, or neighborhood. Mr. Roszak added that variance sought was the minimum necessary to allow reasonable use, visibility, and readability of the sign.

Mr. Williams seconded the motion.

Vote:

Williams	<u>Y</u>
Fry	<u>Y</u>

Henwood	<u>Y</u>
Humpal	<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