

- The removal of hard surface areas and landscaping on the northern portion of the site. The hard surfaces are not needed by the applicant as a significant wooded area exists between West Liberty Street and the site.
- The removal of landscaping from the eastern portion of the property on top of the 8 ft. mound.
- The removal of landscaping and a small mound to the southeastern portion of the property. The mound is located in a low-lying wooded area.
- The installation of landscaping along the southeast portion of the property, which will provide screening from an adjacent multi-family residential development.

Present for the case Chris Shuster, 1310 Waterbury Lane. Mr. Shuster stated that he was at the meeting representing Trailer One, as the applicant, Bradley Thomas, had been unable to attend. Mr. Shuster stated that with the deciduous trees already located on the eastern side of the site, white pines would not have a good opportunity to grow. He added that they had a letter from Dan Fuller accepting the proposed changes.

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

Mr. Gold made a motion to accept the changes as submitted.

Mr. Rose seconded the motion.

Vote:

Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Thompson	<u>Y</u>
Case	<u>Y</u>
Approved	<u>5-0</u>

2. P22-21 Bradley Thomas 1030 West Liberty Street CSP

Mr. Dutton stated that this application was also for 1030 West Liberty Street. He stated that the applicant was requesting an electronic message center sign, which required Conditional Sign Permit approval by the Planning Commission. Mr. Dutton noted that proposed sign was 5 ft. 10½ in. tall, with 9.1 sq. ft. of fixed, internally illuminated sign, and 29.1 sq. ft. of electronic message center sign. He added that the sign had a 2½ ft. brick base. Mr. Dutton stated that the applicant was unsure where the sign would be located, as the site was still under construction, but had indicated three possible locations on the north side of the site.

Mr. Dutton stated that staff recommended approval of application P22-21 for an electronic message center sign with the condition that the sign must comply with the operational requirements of Section 1147.07(j).

Present for the case was Chris Shuster, 1310 Waterbury Drive, and Carl May of Medina Signs, 411 West Smith Road. Mr. Shuster stated that the sign would be placed at whichever location worked best. He noted that the trees along Route 18 would hide the building, and that the sign would help the business be noticed.

Mr. Rose stated that, if it were his business, he would want the sign on Route 18. He asked if the applicant would be removing any trees to put the sign as close to the road as possible. Mr. Shuster stated that if they chose to locate the sign close to Route 18, a small section of trees may be trimmed so that the sign would be visible.

Mr. Gold made a motion to approve the application as submitted.

Mr. Rose seconded the motion.

Vote:

Rose	<u>Y</u>
Thompson	<u>Y</u>
Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Approved	<u>5-0</u>

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman