



CITY OF MEDINA

Planning Department

132 North Elmwood Street
 Medina, Ohio 44256
 PH (330) 722-9023 • FX (330) 722-9045
 www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: 281 S. COURT ST., MEDINA, OH 44256

Parcel No: 028-19A-21-243 Case No: _____

Project Description: (describe below and check all that apply) BUILDING SIGN

Planning Commission

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site plan approval | <input type="checkbox"/> Conditional zoning certificate | <input type="checkbox"/> Conditional sign approval | <input type="checkbox"/> Code or Map Amendment |
| <input type="checkbox"/> Preliminary plan | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Other: | |

Historic Preservation Board

- Certificate of Appropriateness
- Conditional sign approval

Board of Zoning Appeals

- Variance
- Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: SOUTH COURT, LLC Property Owner: _____

Address: 445 W. LIBERTY ST, #215 Address: _____

MEDINA, OH 44256

Email: CRAIG @ TRUROGE.COM Email: _____

Phone: 330-408-3366 Fax: _____ Phone: _____ Fax: _____

[Signature] CRAIG STURGEON 3/18/22
 Applicant (please sign and print) Date

[Signature] CRAIG STURGEON 3/18/22
 Property Owner (please sign and print) Date

H22-09 True Ridge Wall Sign

Property Owner: South Court LLC
Applicant: Craig Sturgill - South Court LLC
Location: 281 South Court Street
Request: Conditional Sign Permit approval for a wall sign face replacement

LOCATION AND SURROUNDING USES

The subject site is composed of 0.13 acres on the northwest corner of South Court Street and Smith Road. Adjacent properties include the following uses:

- North – Parking Lot
- East – Parking Lot
- South – Auto Repair
- West – Restaurant



BACKGROUND & PROPOSED APPLICATION

In January of 2018, a Conditional Sign Permit was approved for a 12 sq. ft. (24 in. x 72 in.) wall sign on the south side of the building, facing West Smith Road, for “The Dress Rack”. The applicant is proposing to change the face of the sign, maintaining the same frame and dimensions. The proposed aluminum composite wall sign incorporates white lettering with a red background.

DESIGN GUIDELINES (SECTION 145.07)

- (a) Preservation/rehabilitation/renovation. With respect to preservation/rehabilitation/renovation generally it is the interest of the Board that buildings within the Historic District be preserved, thus maintaining the character of the Historic District. Consistent with the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties, the intent of these Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.

The rehabilitation process assumes that some alterations may be necessary to meet the needs of the building owner and the health, safety, and welfare of the building's occupants. Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible.

When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character but done in a manner that is representative of architectural design and construction of contemporary times.

CONDITIONAL SIGN PERMIT DESIGN GUIDELINES (SECTION 1147.16)

In reviewing a proposal for a conditional sign permit, the Historic Preservation Board and Planning Commission shall consider whether the proposal meets the following design guidelines, which are in addition to the design criteria for all signs listed in Section 1147.07(d):

- (a) Lettering should be large enough to be easily read but not overly large or out of scale with the building or site.
- (b) The ratio between a message and its background should permit easy recognition of the message.
- (c) The size, style, and location of a proposed sign should be appropriate to the site and use with which the sign is associated.
- (d) A sign should complement the building with which it is associated, as well as adjacent buildings, by being designed and placed to enhance the architecture of the building.
- (e) The color of a sign should be compatible with the color of the building facade with which it is associated. A sign should be designed with a minimum number, and harmonious use, of colors.
- (f) A permanent window sign should be comprised of individual letters, logos or design elements that are not encompassed by a solid opaque background, so as not to obscure the view through the window with which the sign is associated.
- (g) The size of the lettering and graphics on a projecting sign should be appropriate for viewing by pedestrians.
- (h) A ground sign that provides a directory of occupants for a multi-occupant building should have simplicity of design, to compensate for the additional amount of information provided (i.e. utilize common elements such as the same background color, or other common elements, etc.).
- (i) The area of a wall sign should not exceed eighty percent (80%) of the area of the frame of architectural space specifically intended for signage.
- (j) A projecting sign that is comprised of multiple elements hanging from the same supports should be designed such that all such elements are compatible in size, shape, and color.
- (k) Multiple signs associated with a single use should contain similar materials, colors, and design elements, regardless of sign type(s).
- (l) An awning or canopy sign should be located on the valance of the awning or canopy.

- (m) Temporary sidewalk signs shall be constructed of materials compatible with the permanent building signs. Plastic framing, white background dry erase boards and changeable letter tracks are discouraged.

CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS

SIGNAGE

Signage is used to locate a business and to advertise what products or services that business offers to the public. When designing a sign, it is important to consider the building it is representing. A sign that complements the building makes the business and the entire district more attractive to visitors. Signage should enhance the facade and not distract from it. Reference Preservation Brief 25.

Recommendations

- Historic signage should be retained and restored when it is suitable to the current business.
- New signage should be designed and constructed using materials and methods that are consistent with the building's architectural style.
- The size of the sign should be relative to the location in which it will be placed on the building (i.e. fit within a frieze or in a window or transom).
- Limit the size of the sign to the least amount necessary to reach the public.
- The color and lettering of the sign should complement the building. Attach signage in a way that it will not damage historic materials (i.e. on masonry structures, attach only in mortar joints).
- Small signs may be placed at secondary entrances that are accessible to the public in order to identify the business and should also comply with these recommendations.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H22-09 for a wall sign face replacement.

Andrew Dutton

From: Craig Sturgill <craig@truridge.com>
Sent: Friday, March 18, 2022 6:37 PM
To: Andrew Dutton
Subject: Certificate of Appropriateness
Attachments: 281 S. Court Boyerts Landscape Plan.pdf; Wall Sign COA 3-18-22.pdf

Hi Andrew,

This email is in regards to two items:

1) Attached is a document titled "281 S. Court Boyerts Landscape Plan". This is in regards to application # H22-01 where the board wanted me to get a landscape plan that could soften the white railing on the rear stairs.

One or more of the members specifically recommended I go to Boyert's and get a design from them, and recommended Green Boxwoods, etc. So I did exactly that--I went to Boyert's and got a landscape plan from them--and they advised boxwoods for this purpose as they are hardy and will hold up year round and provide color year-round. You can see their drawing in the picture (that the Nursery Manager came up with and signed off on) they recommended continuing the river rock bed from underneath the stairs alongside the building and tying in to the HVAC concrete pad area. The river rock has light tones and could help soften the white railings. They also recommended adding 3-4 boxwoods in that space, where the circles are shown, to complement this landscape plan and enhance the appearance.

2) I am also attaching another (new) Certificate of Appropriateness for a temporary Wall Sign that will go on the rear south side of the 281 S. Court St. building. See the document titled "Wall Sign COA 3-18-22" attached to this email. There is already an approved sign and frame in place in that location, we are just requesting to change out the sign on the inside of it since the former tenant moved out. The new sign will be temporary and will help us advertise the space For Lease while it is vacant. The sign matches the same color and style, etc. as the other TruRidge sign on the front of the building that was approved 2 HPB meetings ago. Can you please also put this on the agenda for the 4/14 meeting so I can address both topics in this email the same day at the HPB meeting?

Craig Sturgill
(330) 408-3366
TruRidge.com





THE DRESS RACK

EXISTING SIGN



DESCRIPTION: 72" x 24" 3mm MaxMetal Sign (1)