



BOARDS & COMMISSIONS APPLICATION

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

Application Number H24-04

GENERAL	Date of Application <u>1/26/24</u> Property Location <u>320 S. Court St., Medina, OH 44256</u> Description of Project <u>Change the face plate on outside sign</u>
CONTACT INFORMATION	Applicant Name <u>Keller Market + Cafe Bistro / Kayleigh Keller</u> Address <u>320 S. Court St.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-952-2084</u> Email <u>admin@tkellermeats.com</u> Property Owner Name <u>Beacon Farmers Exchange LLC</u> Address <u>3045 Smith Rd Ste. 200</u> City <u>Fairlawn</u> State <u>OH</u> Zip <u>44333</u> Phone <u>330-723-3607</u> Email _____
APPLICATION TYPE	Planning Commission <input type="checkbox"/> 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 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 checked="" type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	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></u> Date <u>1/26/24</u>
OFFICIAL USE	Zoning District _____ Fee (See Fee Sheet) \$ _____ Meeting Date _____ Check Box when Fee Paid <input type="checkbox"/>

H23-12 Projecting Sign Face Replacement

Property Owner: Beacon Farmers Exchange LLC
Applicant: Kayleigh Keller
Location: 320 South Court Street
Request: Conditional Sign Permit approval for a projecting sign face replacement

LOCATION AND SURROUNDING USES

The subject site is composed of 0.67 acres on the east side of South Court Street. Adjacent properties include the following uses:

- North – Parking and RR Tracks
- East – Restaurant and RR Tracks
- South – Karate Studio
- West – Retail and Restaurant



BACKGROUND & PROPOSED APPLICATION

The building includes three existing projecting signs on the west side of the building. Each sign is 26.7 sq. ft. (48 in. x 80 in.) in area. The existing signs received a variance to allow their placement on the building.

The applicant is requesting to replace the existing Keller Meats sign face with a “Keller Market & Cafe Bistro” sign face. The proposed sign face incorporates green and gold text and a gold wheat graphic. All other aspects of the sign will remain unchanged.

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 H24-04 for the projecting sign face replacement



ESTIMATE

Medina Signs Inc.
 Job #8647
 01/23/2024

Dave Sterrett
 Phone: 330-591-8115

BILL TO
 Keller Meats & Market
 Address not found

411 West Smith Rd.
 Medina, Ohio 44256
 United States
 Website:
 medinasigns.com
 Phone: 3307232484

QUANTITY	DESCRIPTION	UNIT COST	COST
1	Remove sign face from oval cabinet - requires removing neon glass and standoff mounts Remove existing graphic and install new graphic digital print- Reinstall face and neon tubes	\$587.50	\$587.50
	2.5 hr Truck Rate - 2M/C	\$312.50	
	2 Digital Print	\$275	

THIS AGREEMENT IS ACCEPTED AND APPROVED BY:

Keller Meats & Market
 Sign: _____
 Print: _____
 Date: _____

Medina Signs Inc.
 Sign: _____
 Print: _____
 Date: _____

Subtotal \$587.50
 Total Tax \$39.66
TOTAL CONTRACT \$627.16
 Required Deposit \$313.58
FINAL BALANCE \$313.58

CONTRACT AMOUNT: Customer shall pay Medina Signs (hereafter referred to as "Company") for the Project as invoiced by Company in the amount and in increments listed on the reverse side of this Contract ("Contract Amount"). Time is of the essence with regard to Customer's payment obligation.

ADDITIONAL WORK: Unless otherwise stated, Customer shall pay an additional amount for the Project in the event that: (i) inadequate access to installation location is provided, abnormal soil conditions or underground obstructions exist, including, without limitation, existence of solid rock, pipes, underground wires, etc.; (ii) Company must perform services related to obtaining a variance; (iii) Company is required to provide documentation to obtain permits and approvals for the Project other than the Project Description described above, including, without limitation, shop drawings, samples, design layouts and modifications to architectural site plans; (iv) Company is required to remove free-standing signs or prior signs on a structure located on or near the installation site; (v) Company must obtain permits or approvals; or (vi) Company is requested or required to do any other additional work related to the Project that is not described in the Quotation & Purchase Contract page of this Contract.

OWNERSHIP OF COMPANY DESIGNS: Company may provide Customer with designs and artwork created by the Company in connection with the Project ("Company Designs"). All rights, title and interest in and to the Company Designs is owned exclusively, throughout the world, and in perpetuity by the Company (including all copyrights and patents, derivatives, renewals and extensions thereof). Any and all use of the Company Designs by Customer, its employees or agents is expressly prohibited without the written consent of the Company; and such written consent is subject to payment in full for the Project and the Company's design service. Until payment in full is received, the Company shall have the sole and exclusive right to use the Company Designs, in whole or in part, in whatever manner the Company may desire, including without limitation, the right to cut, edit, revise, alter and/or otherwise modify the Company Designs and to freely use, perform, distribute, exhibit and exploit such materials and license others to do so in any and all media now known or hereafter devised and shall have the sole and exclusive right to copyright or patent the Company Designs in the Company's name, as the owner and author thereof.

Proposed Sign Graphic



KELLER MARKET
& Cafe Bistro

Existing Signs
48 in. x 80 in.
(26.7 sq. ft.)

