

ARC – September 12, 2022 Reviews

MEMEBERS PRESENT: Chairman Tim Franklin, Curt Smock, Nathan Leppo, Bill Weber and Elizabeth Smith. Jason Boltz and Melanie Baker were excused. (Note: Mr. Smock did arrive after roll call.)

ARC-22-08 Continued – Louie Zavarelli, Faith Family Church, 4200 Granger Road, site review, R-2.

Zoning Comments: Mr. Funk stated presented that the applicant has updated the Faith Family site plan for the parking lot, per the Commission’s August Work Session. He asked Mr. Mike Vale to present the updates.

Mr. Mike Vale presented to the Commission that, as discussed at the last meetings, they looked at the south west existing asphalt parking area and revised their plans to reconfigure the area into new parking spaces that have the depth that they need, and they reduced the width of that area so that there is actually a small reduction in the asphalt and usable parking spaces. Mr. Vale pointed out the existing conditions and the updated plan via his exhibits on screen. He noted that there is currently 1,025 square feet of asphalt parking which does not have the depth that they want to use. Therefore, they are calling out to remove 379 square feet of that area and then they will extend the remaining portion out to 18 feet, for a total of 54 feet in width to have six parking spaces. So, they went from 1,025 square feet of asphalt to 972 square feet. Mr. Vale stated that, as was requested, they removed the Bio retention basins within the riparian and the trees and native plantings from the proposal. Regarding the sidewalk he shared that it was kept but only on the west side for safety reasons; they have removed from on the south side.

Discussion amongst the members ensued regarding the 1,025 square foot calculation and Mr. Vale stated it was done on AutoCAD. Mr. Weber stated he field measured it himself, twice, and came up with 90 X 80 which is 720. Mr. Vale presented that his surveyors field located the edge of pavement and it is on AutoCAD; he felt the calculations were pretty accurate. Mr. Boltz stated that if the dimensions are accurate, he is okay with the six spaces, but if there is a discretion it needs to be field checked. Mr. Leppo and Mrs. Smith were in agreement with Mr. Boltz. Mr. Chairman asked Mr. Vale to double check, to be on the record, that the 1,025 square feet is accurate and to let the Zoning Department know the result. Regarding the sidewalk removal on the southern portion, removal of the grasses and the retention basins the members were all okay with the updates.

Mr. Weber interjected to say he still feels this is in violation of the comprehensive plan, the nature preservation in zoning code and stormwater management. He also felt that the addition of parking spaces in the front yard of the conditional use in an R – 2 is not in compliance with the zoning code. Mr. Weber really struggled with the fact that we are looking at being asked to approve a variance by putting parking in a floodplain and for that reason, he really does not think the Commission should be approving the application.

Motion to deny the application by Mr. Weber; no second was received and the motion died on the floor.

A second motion to approve the application as presented, with the condition that Mr. Vale check with his surveyor for accuracy of the parking, and, if his measurements are correct, they will end up making six parking spaces; they will also remove the southern walkway and the ponds, by Mr. Leppo; seconded by Mr. Smock. Roll Call: Mr. Weber, Mrs. Smock, Mrs. Smith and Mr. Leppo. Vote: 3 – 1 to approve.

ARC-22-09 - Amy Noble, of Ellet Sign, for Fairfield by Marriott, 208 Springside Drive, sign review, B-3.

Zoning Comments: Property is located on the north side of Springside Drive roughly 1800’ north of the Springside Drive and Medina Road intersection. To the north is I-77, to the east is the Homewood Suites, to the south and west are office buildings. The signs comply with the zoning resolution and or the previous Board of Zoning Appeals approvals.

Tom Yankovich, presenting for Amy Noble, presented to the Commission that Fairfield by Marriott is rebranding and the proposal is to replace the existing wall signs and monument sign. The wall signs are 15'- 3 9/16" x 4' 8 1/2" – 52 square foot and internally illuminated. The monument sign is 5' x 2' 10" - 14.2 square feet, 4' in height and internally illuminated. The wall signs are individual channel letters that are 5 inches deep, with translucent plastic faces and are mounted directly to the surface area. They are illuminated by white LEDs and the color for the sides, the trim and the face are a blue color. Mr. Yankovich presented the color sample to the Commission members. He shared that on the elevation of above the main entrance they will locate the sign about 3 feet from the edge of the building, centered between the top of the roof and the window. The sign facing Interstate 77 is the same size but will be located on the wall surface, not centered, but left justified. Mr. Yankovich noted that the sign on the entrance pillar will be removed permanently and the holes will be filled. On the ground sign there are two replacement faces. The faces are made from heavy gauge aluminum, routed copy backed up with white plastic and internally illuminated. The signs will be the same size and only the color and the name has changed.

Mr. Weber inquired as to how the holes from the wall sign removals will be repaired. Mr. Yankovich stated that generally the patch repair is done by another subcontractor for those wall areas.

Motion to approve the application as presented by Mr. Smock; seconded by Mrs. Smith. Roll Call: Mr. Leppo, Mrs. Smith, Mr. Smock and Mr. Weber. Vote: 4 – 0 to approve.

ARC-22-10 – Albert Haddad, of Ellet Sign, for Oxcyon, 127 N. Cleveland-Massillon Road, Sign Review, B-4.

Zoning Comments: Property is located on the east side of N. Cleveland Massillon Road roughly 1300' north of the N. Cleveland Massillon Road and Route 18 intersection. There are residences located to the north and east, Brookdale Senior Living is located to the south, and Lowes is located to the west. The sign complies to the Township Zoning Resolution.

Mr. Tom Yankovich, presenting for Albert Haddad, presented to the Commission a proposal to install a 32" x 7' – 18.66 square foot monument sign for Oxcyon. The sign has a 16" x 7' base and is externally illuminated. Mr. Yankovich stated it will be a double face, externally illuminated ground sign. The cabinet is a heavy gauge aluminum and will be painted with an enamel finish of white, a matte finish black and a brushed aluminum. Furthermore, the copy and logo colors will be a 1-inch-thick PVC dimensional letter, flush mounted aluminum backer painted with an enamel finish. He presented the blue color samples to the Commission for their review. Mr. Chairman asked if the existing exterior light fixtures will be used and Mr. Yankovich was not certain as the owner is taking care of the external illumination, but he said they will probably be utilizing the existing circuits. Applicant is to clarify and supply the external illumination plan.

Regarding the landscaping, Mr. Yankovich presented that it will be low growth blue rug Juniper to prevent overgrowth and not to hide or impede visibility of the sign. Mr. Leppo recommended to also have some type of annuals implemented to spruce it up in the summer.

Motion to approve the application as presented, with the condition that the Applicant clarify and supply the external illumination plan and consider implementing some kind of annuals to the landscape plan, by Mrs. Smith; seconded by Mr. Weber. Roll Call: Mr. Leppo, Mrs. Smith, Mr. Smock and Mr. Weber. Vote: 4 – 0 to approve.

ARC-22-11 - Tom Yankovich of Ellet Sign, for Cleveland Clinic-Mercy Hospital, 4127 Medina Road, sign review, B-4.

Zoning Comments: Property is located on the north side of Medina Rd. at the northwest corner of Medina Road and Crystal Lake Road. To the north is single family residential, to the east is Symphony Financial, to the south is Copley Township and to the west is vacant commercial property. The signs as submitted do require variances through the Board of Zoning Appeals and they are on the agenda for this month's meeting.

Mr. Tom Yankovich presented to the Commission that Cleveland Clinic has a standard for all their signs for this international type company. He demonstrated the monument signs and the directional signs they typically do, stating that they are all made the same way with the same dimensions. This signage is used throughout Ohio and he presented samples of this to the Commission. Mr. Yankovich stated that the proposal calls for replacing the existing monument signage, directional signage and the wall sign for the surgery center. The proposed monument signage is 4' 9" x 10' – 47.5 square feet in area and internally illuminated. The directional signs are 4' x 2.5' – 10 sq. ft., 5' in total height and nonilluminated. The wall sign for the surgery center is 17' 2" x 2' – 34.33 square feet and is internally illuminated. The signs will have the identification of the Cleveland Clinic at the top and the directional portion of where each place on the facility is located. Then the directional signs at each entrance of where the particular destinations are would be throughout the campus. Mr. Yankovich presented that this particular campus has two entrances so there will be two large wall signs. Because this facility has two entities, Children's Hospital and Cleveland Clinic, each has a different address which has to be shown on their specific sign because they relate to patient billing. In essence, they are trying to create a sign that is consistent with the other locations, that and are visible but not obnoxious. Mr. Yankovich felt that the colors contrasted well with the blue and grey. The black is a perforated black vinyl on white plastic so at night it illuminates white but appears black during the day. He stated the landscaping will be in the same spots and is to remain the same.

Mr. Yankovich stated the four replacement directional signs will be nonilluminated, with the same copy, same size and same negative area. He shared that the existing signs are 3' x 63" and the new signs are 4' x 30", so they are a little less in overall square footage. Regarding the monument signs, it was clarified are currently about 19 square feet and the proposed signs are at about 47 square feet. Mr. Chairman shared that he has been here long enough to remember when they came in as "Cleveland Clinic" and proposed these large signs and this Board said no, because they didn't need to be that large. We had them reduce the signs in order to allow for the larger wall signs.

Discussion ensued on the monument signage with the members and Mr. Weber inquired with a campus the size if there was a cap on signage. Mr. Funk stated there have been variances granted for signs at this property and there are regulations for multitenant buildings and for multiple streets. Mr. Yankovich presented that the size offers a unique perspective in terms of the way the parcel is laid out. On the Medina a road side the sign is setback so far because of the island where it is at and hard to see. So, the thought is the elevated sign would be more visible but when you go down Crystal Lake, it is visible there but they want to make the signs consistent. Mr. Yankovich demonstrated this via his exhibit on screen. Mr. Leppo spoke to say that they need to keep in mind that the letters are based on the speed of the road that they are located on. If a person is flying down Route 18 it is generally recommended to have a larger sign because of the speed of the road. Mrs. Smith felt the signs were too big. Mr. Chairman asked what the members thought if they kept to the current size if approved. Mr. Weber thought having done the leg work and gone through the

sizing of these already, we should ask that the signs maintain the same height and dimensions. Mr. Smock was of the opinion that they should be no more than 7 feet tall. Mr. Leppo was okay with the proposed ground signs. Mr. Chairman recommended treating this as a work session and asked if the applicant could consult with his client because the Commission is not the position to take a vote because they do not have a consensus. Mr. Yankovich asked if the variance request could be tabled also and Mr. Funk stated yes. Mr. Chairman asked Mr. Yankovich to talk with the client and inform the Commission what route they decide.

Regarding the wall signs and the directional signs, the Commission was fine with what has been presented.

Mr. Chairman adjourned the work session.