

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
MINUTES
JANUARY 16, 2019
6:00 p.m.

Mayor Bacci called the meeting to order, Clerk Unger called the roll. Those present were Board Members Shireen Mitchell, Dave Volek, and Todd Bloam. Also present: Law Director Bill Mason, Engineer Todd Sciano, Building Commissioner Norm Casini, and Assistant Building Commissioner Ken LaBella.

ROLL CALL: BLOAM, SOKOLICH, MITCHELL, VOLEK , BACCI

Mr. Sokolich was not in attendance.

Minutes:

Motion to accept the Minutes of November 19, 2018.

Mr. Volek moved, seconded by Ms. Mitchell to approve the Minutes of November 19, 2018.

Mitchell Aye, Volek Aye, Bloam Aye. Motion carried.

New Business:

From Building Commissioner Norm Casini:

A variance for a new wall sign at 4830 East 49th Street.

Mr. Casini stated that JSI, Janitorial Services Company is proposing a permanent wall sign on the south side of 4830 E. 49th Street. The sign is not within our Codified Ordinances, Article 1482.021(b)(2) states a maximum wall sign of 48 square feet, and the proposed sign has 115.2 square feet, therefore they are asking for a variance of 67.2 square feet.

We consider the sign well designed for its surroundings. We have Mr. Jamie Sane in the audience representing JSI for any further questions.

Mayor Bacci explained to the board that this is the old BP building located at the south end of E.49th Street, and it is currently owned by the Martinez family from Brooklyn Hts. They are going to utilize the bottom portion for JSI, and they will sublet the top portion for office space,

and bringing more businesses to Cuyahoga Heights. They are making many improvements to the property and making it very marketable for the future.

Ms. Mitchell asked if the colorings for the sign are accurate in the handout. Mr. Sane said they were. Mr. Bloam asked if there were going to be lights on the sign. Mr. Sane said no.

Mayor Bacci asked Mr. Sane to explain the hardship they face, and why they are asking for the variance.

Mr. Sane explained that Mr. Martinez entrance to JSI is in the back of the building, and many people are having a hard time finding it, so he would like a larger sign to guide visitors to his entrance. The current sign is too small for anyone to read from the driveway.

Variance requested is 67.2 square feet.

- 1) The proposed wall sign measures 115.2 square feet. Our codified Ordinance Chapter 1482, Article 1482.021(b)(2) states, maximum sign face area of any permanent identification wall sign shall be 48 square feet. The proposed wall sign measures 115.2 square feet. Therefore a variance of 67.2 square feet is requested by owner Ron Martinez.

Mr. Bloam made the motion to approve the variance, seconded by Mr. Volek. All in favor, none opposed. Motion carried, variance approved.

From Building Commissioner Norm Casini:

Three variances for a new wall sign at 4521 East 49th Willow Parkway.

Enclosed is a copy of the application and wall sign submitted to the building department for a new wall sign on the east side of 4521 Willow Parkway facing Interstate 77. All signs facing Interstate 77 must be approved by the Zoning Board. The size of the sign dictates a variance of 400 square feet, the code also states that there is only one line of lettering, and this sign has three lines. Therefore, it also needs a variance for lettering. The proposed composition and aesthetics of the sign is very nice, and acceptable to the Building Department.

Mayor Bacci introduced Ms. Marie Sherman who represents the Gatto Building that is asking for the variances. Mayor Bacci asked Ms. Sherman if Joshen was in the mix for moving into that building. Ms. Sherman said that they are not at this time, but they do have two other businesses that are currently looking at it. Mayor Bacci asked them to remove the sign once they get a tenant. Ms. Sherman assured the Mayor that the sign would come down at that time.

Mr. Volek asked Mr. Casini if the 400 square foot variance is consistent with what we have given the other businesses in that area as a variance. Mr. Casini said it was consistent with other businesses, and it is aesthetically pleasing to the building.

Mr. Casini wanted the board to know that Premier is also putting in a new fire suppression system in the building in anticipation of a new tenant. Mayor Bacci said that Premier is a great business to work with, they do all the right things. Ms. Sherman said they love working with our community.

Mr. Mitchell asked if this was a permanent sign, and Ms. Sherman said it was temporary until they lease the building. Mr. Bloam asked how long the sign would be up, Ms. Sherman said it is up for six months.

Mr. Casini stated that Premier Development Partners is proposing a wall sign on their building facing Interstate 77, at 4521 Willow Parkway.

- 1) Pursuant to Chapter 1482, Article 1482.10, signs for buildings abutting Interstate 77 must be approved by the Planning & Zoning Board.
- 2) The proposed wall sign measures 400 square feet. Our codified Ordinance Chapter 1482, Article 1482.021(b)(5) states, maximum sign face area of any permanent identification wall sign shall be 48 square feet. Therefore a variance of 352 square feet is requested by Premier Development Partners.
- 3) The proposed wall sign has three lines of lettering, our Codified Ordinance Chapter 1482, Article 1482.10(b) requires only one line of lettering. Therefore, an additional two lines of lettering is requested by Premier Development Partners.

Motion to grant/deny/take no action on the approval for a temporary sign facing Interstate 77 at 4521 Willow Parkway, in the Village of Cuyahoga Heights, Ohio.

Mr. Volek made the motion to grant the approval for a temporary sign facing Interstate 77, seconded by Mr. Bloam. All in favor, none oppose. Motion carried, variance is granted.

Motion to grant/deny/take no action on the approval for a variance approval for an additional 352 square feet of temporary wall sign facing Interstate 77 at 4521 Willow Parkway, in the Village of Cuyahoga Heights, Ohio.

Mr. Volek made the motion to grant the approval for an additional 352 square feet for a temporary wall sign, seconded by Mr. Bloam. All in favor, none oppose. Motion carried, variance is granted.

Motion to grant/deny/take no action on the variance for two additional lines of lettering at 4521 Willow Parkway, in the Village of Cuyahoga Heights, Ohio.

Mr. Volek made the motion to grant the approval for an additional two lines of lettering on the temporary wall sign, seconded by Ms. Mitchell. All in favor, none oppose. Motion carried, variance is granted.

Other Business:

None at this time.

Motion for adjournment

Mr. Bloam made a motion to adjourn, seconded by Mr. Volek. All in favor, none opposed. Motion carried. Meeting ended at 6:25pm.