

VILLAGE OF CUYAHOGA HEIGHTS  
PLANNING AND ZONING MEETING  
MINUTES

April 19, 2017

6:00 p.m.

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

**MINUTES:**

January 18, 2017.

Ms. Mitchell moved, seconded by Mr. Volek to approve the Minutes of January 18, 2017. All in favor, none opposed. Motion carried.

**NEW BUSINESS:**

From Building Commissioner Norm Casini:

Attached please find an application and sign photo by David Stecker of JLL Company for a wall sign on the east side of 4521 Willow Parkway facing Interstate 77. Pursuant to the Cuyahoga Heights Codified Ordinance chapter 1482, Article 1482.10(c), “signs for buildings abutting Interstate 77” must be approved by the Planning and Zoning Board.

Also, the proposed temporary wall sign measures 128 square feet. Our codified ordinance Chapter 1482, Section 1482.021(b)(2) allows 48 square feet for wall signs. Therefore, a variance of 80 square feet is requested by the JLL Company.

Mayor Bacci asked Mr. Casini if he had anything to add. Mr. Casini introduced Mr. Dave Stecker to explain why he wants a sign on the back side of the building facing Interstate 77. They will need two variances for the sign.

Mr. Stecker stated that the building was vacated almost a year ago. Since then, we have been trying to get another company to occupy the building and bring jobs to the community. Willow Parkway is not a high traffic street, so we would like to put up a sign facing Interstate 77 to try and get more activity to try and sell the building.

Mr. Stecker explained that the sign is very simple and clean.

Mayor Bacci asked Mr. Casini if he had any concerns as it relates to the signage. Mr. Casini asked Mr. Stecker if the sign was going to be tight against the building, and not able to get loose, or look like it is flying away. Mayor Bacci asked Mr. Stecker if he would be willing to work with the Building Department to make sure the sign is secure, and to take care of any concerns by the board. Mr. Stecker assured the everyone that he would take care of the sign and keep it in good shape. Mayor Bacci said that our Building Department will make sure the sign is fastened correctly so that it does not detach from the structure.

Mr. Volek asked how long the building has been vacant. Mr. Stecker said it has been vacant for the last 9-10 months.

Mr. Bloam asked Mr. Casini if the sign was for 65 days, and if so, do they then have to come back to the board to get it renewed. Mr. Casini said that is correct. Mr. Stecker asked if the 65 days starts today if given the variance, or when the sign goes up. Mr. Casini stated that the 65 days will start when the sign goes up.

Mayor Bacci told Mr. Stecker to make sure the people that are putting up the sign contacts the Building Department before putting it up. Mr. Stecker said he would make sure they do.

Mayor Bacci also asked if they were in contact with Mr. McAndrew at Silverlode to try to market the building. Mr. Stecker said he was earlier, but he will touch base with him again. Mayor Bacci said we like to have all the information available in order to help market the building, and assist you in any way we can.

Mr. Volek made the motion to grant approval for a temporary sign facing Interstate 77, subject to the condition that the sign stays up no longer than 65 days, seconded by Mr. Sokolich. All in favor, none opposed. Motion carried.

Mr. Volek made the motion to grant a variance for an additional 80 square feet of temporary wall sign facing Interstate 77 at 4521 Willow Parkway, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Wherefore there is no more business before this Board, Ms. Mitchell made the motion to adjourn, seconded by Mr. Volek. All in favor, none opposed. Motion carried.

Meeting ended at 6:25pm