

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
MINUTES
AUGUST 16, 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, Building Commissioner Norm Casini, and Assistant Building Commissioner Ken LaBella.

MINUTES:

April 19, 2017.

Ms. Mitchell moved, seconded by Mr. Volek to approve the Minutes of April 19, 2017. All in favor, none opposed. Motion carried.

NEW BUSINESS:

From Building Commissioner Norm Casini: New wall sign at 4922 East 49th Street (Heat Seal)

Attached please find an application from applicant David Glavin, President of Glavin Industries, 4922 East 49th Street for sign identification. Photos are attached for your review. Per our Building Department, Heat Seal sign proposed is aesthetically acceptable.

Variations Requested:

1. Chapter 1482, Section 1482.02(b)(1) – A ground sign shall not exceed five (5) feet in height.
Variance Requested at 4922 East 49th Street, variance of an additional one foot (1') request to allow sign height six feet (6').
2. Chapter 1482, Section 1482.021(b)(1) – Permanent ground sign shall not exceed twenty five square feet (25') in a sign face.
Variance Requested at 4922 East 49th Street, variance of an additional three square feet request for a proposed surface area of twenty eight (28') square feet.

Mr. Casini introduced Mr. David Glavin who is representing Heat Seal and Premier Development, the owners of the building. They went over the variances that they are requesting.

Ms. Mitchell asked if the sign would be the same distance from the street as the Gallo sign. Mr. Casini said it will be 35 feet from the offset of the street, like all signs. Mr. Sokolich asked if it would be replacing the Gallo sign. Mr. Glavin said it would not, it would be much farther south.

Mr. Volek made the motion to approve the variance of adding the additional one foot to the sign height, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Mr. Bloam made the motion for the second variance of an additional 3 square feet of surface area for the sign, seconded by Mr. Sokolich. All in favor, none opposed. Motion carried.

From Building Commissioner Norm Casini: New signs at 4533 East 49th Street (Millipore Sigma)

Attached please find application from applicant Mark Pavlus, Millipore Sigma (Sigma Aldrich) 4353 East 49th Street for sign identification. Photo documents are attached for your review. The following variances are requested as noted.

Variances Requested:

1. Chapter 1482, Section 1482.021(b)(2) - One (1) identification sign allowed per separate use occupancy.
Variance Requested at 5200 Grant Avenue map points N-1 and R-1. Variance request to allow two (2) signs on building
2. Chapter 1482, Section 1482.021(b)(2) - One (1) identification sign allowed per separate use occupancy.
Variance Requested at 4353 East 49th Street, map point N-1 variance of an additional four feet nine inches (4'9") request to allow sign height nine feet nine inches (9'9").
3. Chapter 1482, Section 1482.021(b)(1) – A ground sign shall not exceed five (5) feet in height.
Variance Requested at 4365 East 49th Street, map point N-4 variance of an additional two feet six inches (2'6") request to allow a sign height seven feet nine inches (7'6")

4. Chapter 1482, Section 1482.02(b)(1) – A ground sign shall not exceed five (5) feet in height.

Variance Requested at 4403 East 49th Street, map point R-4 variance of an additional four feet nine inches (4'9") request to allow a sign height nine feet nine inches (9'9").

5. Chapter 1482, Section 1482(b)(1) – Permanent ground sign shall not exceed twenty five square feet (25) in a sign face.

Variance Requested at 4353 East 49th Street map point X-1 (N-5) for nineteen and a quarter square feet (26.25') for a proposed surface area of fifty one and a quarter square feet (51.25').

Mr. Casini introduced Mr. Mark Pavlus, and Mr. Eric Tackett from Sigma Aldrich. Mr. Casini explained that they have submitted variances for five of their signs, most of them are directional and identification. Mr. Casini went over each of the variances requested before starting any discussion.

Clerk Unger stated that on the Agenda for variance number 5, the Variance requested is incorrect, and should be changed from 19.25 square feet to 26.25 square feet.

The Mayor introduced Mr. Mark Pavlus and Mr. Eric Tackett, and asked them to give us some background information on the variances requested. Mr. Pavlus explained that the property was purchased from Sigma Aldrich, and became Millipore Sigma. Corporate has given us a new branding package in which to replace our existing signs. Some of the signs they will be replacing are not street facing, but some are, and these are the ones we are asking for variances. As requested by our corporate office.

Mr. Tackett explained that we have had a long relationship with the Village, and we were recently acquired by a German Company with approximately 70 sites worldwide. Now they are asking all of the locations to change the branding of the signs to match the company's logo.

Mr. Bloam asked about the colors and sizes of the signs. Mr. Tackett explained that all of the signs at all locations are premade to the exact same colors and sizes. They are asking all locations to adapt the same signs. He explained that they are all predesigned and premade.

The board questioned the colors, size, and configuration of the new signs. Mr. Pavlus explained that the new company is putting these signs up at all their locations worldwide, and would ask that the Zoning Board consider the request for the variances.

After a lengthy discussion by the Zoning Board, they decided to vote on each individual variance.

Variance 1, to allow 2 signs on one building.

Mr. Bloam made the motion to grant the variance, seconded by Mr. Volek. All in favor, none opposed. Variance approved.

Variance 2, to allow the sign an additional height of 4'9".

Mr. Pavlus explained that these signs are there to distinguish the property lines for the building, and the same signs are going up on all the companies' properties worldwide. The board feels that this is a very large sign and wondered if there was another solution. They want to work with the companies, but feel that the residents on E. 49th Street will not like the sign.

Mr. Volek made the motion to take no action on this variance, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Variance 3, to allow an additional 2'6" on the directional signs.

Ms. Mitchell asked if these signs will be at all the driveways. Mr. Pavlus explained that they will be only at the designated driveways on the plans submitted to the board. Mr. Sokolich asked if they have to be 35 feet from the street. Mr. Casini said yes, it is a ground sign and it must be 35 feet from the street. Mr. Pavlus said if they have to be 35 feet from the street, they would be in the building. Mr. Casini said if they want to place the signs closer to the street, they will need another variance. Mr. Pavlus said they are very open to putting these signs wherever the board decides. The purpose of the signs is for directions into the buildings.

Mr. Volek stated that we should be looking at both the variance for the sign, and the variance for the setback together. Mr. Casini said that it is obviously a hardship, otherwise the sign would be in the building. Mr. Volek made a motion to take no action on this variance until we get the paperwork showing the location of the signs and another variance. Mayor Bacci asked Mr. Pavlus to work with the board and we can all get together to look at where they will put the signs.

Mr. Volek made the motion to take no action, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Variance 4, to allow the sign an additional height of 4’9”.

The board decided to take no action on this variance. Mr. Volek made the motion to take no action, seconded by Ms. Mitchell. All in favor, none opposed. Motion carried.

Variance 5, to allow an extra 26.25 inches for a proposed ground sign.

This is the sign that will go in front of the building. It is a large “M” that looks like a piece of art, and is very colorful. Mr. Volek and Mr. Bloam like the sign. Ms. Mitchell is not a fan. Mr. Pavlus explained that this “M” is our branding on all our signs and badges, which is our brand. He stated that the sign looks better in person.

Mr. Volek made a motion to approve the variance, seconded by Mr. Bloam. Bloam – Aye, Volek – Aye, Sokolich – Aye, Mitchell – Nay. Motion passed.

The board asked Mr. Pavlus to go with the green and blue sign to match the other signs on their property.

The Mayor told Mr. Pavlus that the Building Department will get in touch with them regarding the variances that were put on hold. He explained that we want to work with them and do the right thing for everyone involved.

From Engineer Todd Sciano: Lot Splits and Consolidation

Attached please find requests for approval of the following lot splits and consolidations.

Mr. Sciano explained that these lot splits are located in Cleveland and Cuyahoga Heights. They want to split the lot for each lot to be in its respective community.

- 1) **For 5301 Grant-RS, LLC**
PPN 522-01-005
6551 Grant Avenue
Cuyahoga Heights, Ohio

Mr. Bloam made the motion to grant the lot split, seconded by Ms. Mitchell. All in favor, none opposed. Motion carried.

Mr. Sciano stated that the next two lot splits are in Cuyahoga Heights. The first one at 4945 E. 72nd Place is the rear of the Vaccher property, and the second one at 7210 Bletch Court, adjacent to the Vaccher property. The reason for the split is because the Village is building a trail behind these homes, and we need clear title to the property that we are going to use, and this will give us clear title to the property we need for the trail. We are going to combine this property with the property we already have at Bacci Park.

- 2) **For Vincenzo Vaccher**
PPN 522-23-026
4945 East 72nd Place
Cuyahoga Heights, Ohio

Ms. Mitchell made the motion, seconded by Mr. Bloam to grant the lot split. All in favor, none opposed. Motion carried.

- 3) **Mario A. Perozini**
PPN 522-23-025
7210 Bletch Court
7212 Bletch Court
Cuyahoga Heights, Ohio

Ms. Mitchell made the motion, seconded by Mr. Sokolich to grant the lot split. All in favor, none opposed. Motion carried.

- 4) **Village of Cuyahoga Heights**
Cuyahoga Heights Community Improvement Corporation
PPN 522-25-008
PPN 522-25-018
Cuyahoga Heights, Ohio

Mr. Sciano stated that this is property behind the Hillside property in order for it to be sold for redevelopment. Ms. Mitchell asked if we have any offers for the property. Mayor Bacci said no, but we do have some suitors.

Mr. Volek made the motion, seconded by Mr. Bloam to grant the lot split. All in favor, none opposed. Motion carried.

Mr. Volek stated that the property that faces 77 was given permission by the board at the last meeting to put up a sign facing I77 for 65 days. He said it is well past 65 days, and they need to come before the board to get another variance for the sign. Mr. Casini will look into it.

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

Meeting ended at 7:20pm