

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
MINUTES
NOVEMBER 20, 2019
6:00 p.m.

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

Mr. Volek was not able to attend the meeting.

Also in attendance, Law Director Ben Chojnacki, Building Commissioner Norm Casini, and Assistant Building Commissioner Ken LaBella.

Minutes:

Motion to accept the Minutes of June 19, 2019.

Ms. Unger moved, seconded by Mr. Bloam to approve the Minutes of June 19, 2019.
All in favor, none opposed. Motion carried.

New Business:

From Building Commissioner Norm Casini:

An application from Mr. Dwight Jordan of 4565 Willow Parkway, requesting three variances for signage.

Mr. Casini stated that Mr. Jordan is requesting a temporary sign facing I-77 for his building, and there are three variances required which are stated below. He explained that there is currently a sign on the back of the building for Universal Windows, and he wants to place a sign adjacent to the fence behind the building advertising for occupancy at 4565 Willow Parkway.

Mr. Jordan explained that the sign he is requesting is 4X8 and has three lines. He said that once the building is leased, he will take the sign down.

Mayor Bacci stated that the reason the board gives the variances for signs is to help the owner with the rental of your buildings and permit the actual tenant to put their advertisement up there. My administration and hopefully this board will always support that in the future, but when a tenant leaves, we don't want these signs to remain as billboards. Meaning it is no longer used just for advertising.

Mr. Jordan explained that the company that is in there now is called Small Spaces, and they are going to close up shop in the near future. What they have done, is subleased the sign rights to Universal Windows. So when their lease expires, so will the sign lease.

The Mayor wanted to be clear, that we are in favor of promoting not only your building, but also people doing business in Cuyahoga Heights. In the spirit of us doing that, there was never the idea that we wanted any more billboard space in our community. We want to be clear on that fact in the future, if someone is renting space from you, we don't want them to be leasing space on the back wall to subsidize their lease.

Ms. Unger asked if there are any time limits as to how long the temporary sign can be put up. Mr. Casini said up to six months.

Ms. Unger questioned if the next occupant will be able to sublease the sign area. Mayor Bacci explained that in the spirit of helping the building owners lease their buildings, we allow them to place an advertisement on the back of the building which is seen by hundreds of thousands of motorists. Mr. Jordan knows that we have always supported him to market his buildings, and any future signage will be for the leasing occupant only.

Ms. Mitchell asked if we have to pass an Ordinance for these provisions. Mr. Chojnacki said that we need to wait until we address future variances and then address this issue.

Ms. Unger asked if there is a stipulation that the sign has to be removed when the tenant leaves. The Mayor said that there isn't, but we have always worked closely with Mr. Jordan to help each other. Maybe in the future we can write that into the variances when requested.

Ms. Unger asked if the sign can be taken down in the interim until Mr. Jordan gets another tenant. Mr. Jordan explained that with the current tenant leaving, he would have to incur the costs associated with removing the sign. Mayor Bacci said that in the spirit of always working with the building owners, we have always had a great relationship, and we will continue to work with the business owners to help them and the Village become successful.

With that, the board voted on the listed three variances.

Variance approval for a sign facing I-77 at 4565 Willow Parkway

Mr. Bloam made the motion to grant approval for a sign facing I-77 at 4565 Willow Parkway, seconded by Ms. Mitchell. All in favor, none opposed. Motion carried.

Variance for (2) additional lines of lettering.

Ms. Unger made the motion to grant the variance for (2) additional lines of lettering, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Variance for approval of a temporary sign.

Ms. Mitchell made the motion to grant the variance for approval of a temporary sign, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Mr. Jordan thanked everyone for their help.

Other Business:

None at this time.

Mr. Bloam made a motion to adjourn, seconded by Ms. Unger. All in favor, none opposed. Motion carried. Meeting ended at 6:20pm.