

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
December 6, 2023**

Board of Appeals Members Present: Dustin Hayden, Ken Evans, John Rusnov, Dave Houlé, Richard Baldin

Administration: Assistant Law Director Daniel Kolick

Assistant Building Commissioner: Steve Molnar

Recording Secretary: Mitzi Anderson

The Board members discussed the following:

- 1) **SHEETZ INC.(OWNER), ELLEN SELLE, AGENT**
(TABLED AT NOVEMBER 15, 2023 MEETING)
 - a) Requesting a Wall Sign variance from Zoning Code Section 1272.12(c), which permits one Wall Sign and where four Wall Signs are proposed
and
 - b) Requesting a Canopy Sign variance from Zoning Code Section 1272.12(f) which permits one Canopy Sign and where two Canopy Signs are proposed
and
 - c) Requesting a 3.08 SF Canopy Sign Face Area variance (per sign) from Zoning Code 1272.12(f), which permits a 10 SF Canopy Sign Face Area and where a 13.08 SF Canopy Sign Face Area is proposed to install (2) Canopy Signs
and
 - d) Requesting a 2” Canopy Sign Height variance (per sign) from Zoning Code Section 1271.12(f), which permits an 18” Canopy Sign Height and where a 20” Canopy Sign Height is proposed to install (2) Canopy Signs, property located at 15385 Royalton Road, PPN. 399-02-013, zoned MS Motorist Services

Mr. Hayden – Item number one is Sheetz and this was tabled at our November 15, 2023 meeting. They are requesting four variances Item A is for a wall sign variance, Item B is for a canopy sign variance, Item C is for a SF variance for the canopy signs, and Item D is for the height of the canopy signs. After briefly talking with Mitzi before Caucus, many of the variances if not all of these variances are very similar to what we granted on Whitney Road.

Mr. Rusnov – I went out and looked at the signs on Whitney Road and on Prospect, and these fit.

Mr. Houlé – Should Item D be revised, based on the revision we received today? Instead of showing it as a 2” variance, change it to a 19 5/8 versus 20”.

Mr. Kolick – I would just round it up to a 2” variance and leave it as it is. Also, the ballot results are official and have been certified; therefore, we no longer have the 20 day waiting period for residential and for business/commercial it is until the next Council meeting or the fourteenth (14th) day after the date of the approval of the Board, which is an exception in case Council is out on recess. Regarding unenclosed structures and their amendments to the code, Planning Commission gave it a favorable recommendation so, it went on second reading for Council on Monday and they set a public hearing, which should be 30 days from the Council meeting. Hopefully, in another month we should be considering all of these unenclosed structures, we will need to review these a little more strongly if they come in for a variance because Council was pretty liberal with the amendments.

Mr. Evans - They have changed the code so now if someone comes in requesting a variance, we need to be more critical of the request. Council gave in and did what we wanted so, anything that is above that should get a critical review.

M. Kolick – We will see what happens next year because Council should act on this in January and if they approve it, I think that we will need to be a little more critical with the requests, thereafter.

The Board members had no changes to the minutes of November 15, 2023

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
December 6, 2023
7:00 PM**

The meeting was called to order at 7:00 PM by Mr. Hayden.

Present:

Mr. Rusnov
Mr. Houlé
Mr. Evans
Mr. Hayden
Mr. Baldin

Also Present:

Mr. Kolick, Assistant Law Director
Mr. Steve Molnar, Asst. Building Commissioner
Mrs. Anderson, Recording Secretary

Mr. Hayden – I would like to call this December 6, 2023 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL:	MR. BALDIN	PRESENT
	MR. RUSNOV	PRESENT
	MR. HOULÉ	PRESENT
	MR. EVANS	PRESENT
	MR. HAYDEN	PRESENT

Mr. Hayden – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Strongsville Codified Ordinances.

Mr. Houlé – I make a motion to adopt the revised agenda for tonight.

Mr. Rusnov – Second.

Mr. Hayden – Thank you, Mr. Baldin for the motion and Mr. Houlé for the second.
May we have a roll call please?

ROLL CALL:

MR. RUSNOV	YES
MR. HOULÉ	YES
MR. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	YES

MOTION APPROVED

Mr. Hayden - Before us we also have minutes to approve from our meeting on November 15, 2023. We discussed this in caucus and there were no corrections or changes needed and we will file those accordingly.

Mr. Hayden - If you are here this evening and you plan on addressing the Board, I would ask that you stand and be sworn in by our Assistant Law Director, as well as our Secretary and Building Department representative.

Mr. Kolick administered the oath to those standing.

1) **SHEETZ INC.(OWNER), ELLEN SELLE, AGENT**
(TABLED AT NOVEMBER 15, 2023 MEETING)

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Mr. Hayden - We have one item on our agenda this evening for Sheetz Inc. If a representative could step up to the microphone and give us your name and address for the record.

Ellen Selle, 8295 Broadview Road, Broadview Heights, Ohio 44147

Ms. Selle – We definitely heard what you said at the last meeting, I sat down with Steve and Mitzi and we went through all the different signage. We came back with removing one of the canopy signs, we are down to two signs on the canopy and removing one of the signs on the building, which was the made to order sign; however, we are still keeping the 24/7 drive-thru sign on the back. We have reduced the number of signs, during the review we looked at the freestanding sign, the code and we switched to a pole sign because we are within the necessary proximity to I71, we are allowed a pole sign that can be 50 SF and 50’ tall. We are proposing just under 50 SF, 20’ tall and we are proposing our simplified signage at this Sheetz, which led us to go through and update all of the wall signage. The changes in the square footage of signage is what you see for the simplified signage and instead of having the extra details on the logo signs it will just say Sheetz in white letters and a red background; however, the 24/7 sign is still the same as it was originally. Item A is still the same but B, C, and D were added because when the review was done, the signs on the canopy should have been done in a different section and there are some variances associated with that and we are looking for very minimal variances associated with the height and square footage and the overall square footage is under what is allowable.

Mr. Rusnov - Your meeting with the Building Department payed off and made things simpler?

Ms. Selle – Yes, thank you.

Mr. Hayden – Are the any additional comments?

Ms. Selle – Will Sheetz install charging stations at this location like they have at the Whitney/Pearl Road location?

Ms. Selle – I am not sure yet, once we have all of our permits secured then we go to three different EV charging companies and they have the opportunity to install their own infrastructure.

Mr. Evans – The station on Pearl/Whitney Road has no signage that shows but , I noticed at some of the other Sheetz that they actually have an EV charging sign to let people know that there is a charging station. I was curious if the signage would have to accommodate that at some point?

Ms. Selle – That is a good question and I haven't run across that yet but, I will make sure to ask for future projects.

Mr. Kolick – Ellen, if you are going to install EV charging stations talk to our Building Department because if it exceeds a certain number it will have to go back through the Planning Commission. Touch base with them because I believe if you exceed four you are required to go to the Planning Commission.

Ms. Selle – Okay, we will double check.

Mr. Baldin – How many pumps will there be at this station?

Ms. Selle – There are 6 pumps and 12 stations, they are in a row not double stacked.

Mr. Baldin – I don't have a problem.

Mr. Houlé – I appreciate all of the changes.

Mr. Evans - There was a traffic study that was done for this because signage becomes important when you are heading west bound on Route 82. They will be cutting across a lot of traffic to get in, if they go in the driveway rather than through the traffic light.

Mr. Kolick – They have been approved through the Planning Commission with the traffic and engineering reports. This is an in only coming from east to west and an out only coming from west to east so, they are not crossing. They had to cover that through

Planning Commission and there was a traffic engineering report which was reviewed by our traffic engineer to make sure everything was going to work but, they have to change the head on the light and they are aware of that.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none, the public hearing will remain open until the next meeting.

Mr. Baldin – Mr. Chairman, motion to approve a request for a Wall Sign variance from Zoning Code Section 1272.12(c), which permits one Wall Sign and where four Wall Signs are proposed and requesting a Canopy Sign variance from Zoning Code Section 1272.12(f) which permits one Canopy Sign and where two Canopy Signs are proposed and requesting a 3.08 SF Canopy Sign Face Area variance (per sign) from Zoning Code 1272.12(f), which permits a 10 SF Canopy Sign Face Area and where a 13.08 SF Canopy Sign Face Area is proposed to install (2) Canopy Signs and requesting a 2” Canopy Sign Height variance (per sign) from Zoning Code Section 1271.12(f), which permits an 18” Canopy Sign Height and where a 20” Canopy Sign Height is proposed to install (2) Canopy Signs, property located at 15385 Royalton Road, PPN. 399-02-013, zoned MS Motorist Services

Mr. Houlé – Second.

Mr. Hayden – Thank you, Mr. Baldin for the motion and Mr. Houlé for the second. May we have a roll call please?

ROLL CALL:

MR. HOULÉ	YES
R. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	YES
MR. RUSNOV	YES

MOTION APPROVED

Mr. Hayden – Ms. Selle, these variances have been granted by this Board. You will have to wait until the next Council meeting during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department after the Council meeting occurs

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date