

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

**Meeting of
October 20, 2021**

Board of Appeals Members Present: Ken Evans, Richard Baldin, John Rusnov, Dustin Hayden
Administration: Assistant Law Director Daniel J. Kolick
Assistant Building Commissioner: Brian Roenigk
Recording Secretary: Kathy Zamrzla

Mr. Evans – I'd like to call this caucus for the meeting of October 20, 2021 to order. This is a time for the Board Members to discuss the items on the agenda tonight. Those of you in the audience, we will invite your participation when we begin the meeting at 8:00 pm. We have before us this evening one item, Sgt. Clean Car Wash, with an (a) and a (b). (a) is a sign square footage variance and (b) is a height variance.

The Board members discussed the following:

1) SGT. CLEAN CAR WASH, TENANT

- a) Requesting a 37.25 SF Sign Face Area variance from Zoning Code Section 1272.30, which permits a 91.25 SF Sign Face Area and where a 128.5 SF Sign Face Area is proposed in order to permit Wall Signs (North, West and South);
- b) Requesting a 1.5' Sign Height variance from Zoning Code Section 1272.30, which permits a 5' Sign Height and where a 6.5' Sign Height is proposed in order to permit a Wall Sign (Sign D West); property located at 12653 Pearl Road, PPN 396-07-005, zoned General Business (GB).

Mr. Rusnov stated that this is the original car wash built under 1950's or 1960's zoning. Mr. Evans stated that this a new building. Mr. Baldin stated that this business is well-known in the city.

Mr. Evans – We do have minutes from October 6, 2021. We had a couple of comments from Mr. Houlé. Was there anything else that anyone saw? Alright, we'll adopt those minutes with those minor revisions that were made. That will conclude our caucus and we'll begin the meeting at 8:00 pm.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
October 20, 2021

The meeting was called to order at 8:00 PM by Mr. Evans.

Present: Mr. Evans
Mr. Baldin
Mr. Rusnov
Mr. Hayden

Absent: Mr. Houlé

Also Present: Mr. Kolick, Assistant Law Director
Mr. Roenigk, Assistant Building Commissioner
Ms. Zamrzla, Recording Secretary

Mr. Evans – I would like to call this October 20, 2021 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

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

Mr. Baldin – I'd like to make a motion to excuse Mr. Houlé for just cause.

Mr. Rusnov – Second.

Mr. Evans – Thank you Mr. Baldin for the motion, Mr. Rusnov for the second. May we have a roll call please?

ROLLE CALL: ALL AYES MOTION PASSED

Mr. Evans - I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. We have before us this evening minutes from October 6, 2021. We discussed these in caucus. There were two minor corrections offered by Mr. Houlié. If there are no additional comments or corrections, we will submit the minutes as corrected for the secretary to post. If you are here this evening and you intend to speak before the Board, I would ask that you now stand and be sworn in by our Assistant Law Director, as well as our Building Department representative and Secretary.

Mr. Kolick stated the oath to those standing.

1) SGT. CLEAN CAR WASH, TENANT

- a) Requesting a 37.25 SF Sign Face Area variance from Zoning Code Section 1272.30, which permits a 91.25 SF Sign Face Area and where a 128.5 SF Sign Face Area is proposed in order to permit Wall Signs (North, West and South);
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Mr. Evans – We have one public hearing before us this evening. Item number one on our agenda is Sgt. Clean Car Wash. Mr. Kruszewski, if you want to come forward and state your name and address for the record.

Mr. Kruszewski – Brian Kruszewski, 15951 Kingswood Court, Strongsville, Ohio, 44149.

Mr. Evans – You are requesting two variances. You heard us talk about these in caucus. If you would give us a quick rundown on what you're proposing and the need for the signage for the car wash.

Mr. Kruszewski – Thanks for the warm comments. We did take a distressed, old building from 1932, I think. Was it not, Mr. Kolick?

Mr. Kolick – Yes.

Mr. Kruszewski – We took a distressed building. It has three walls. We're going to make it look really nice. So far, so good. With that in mind, car washing is an impulse business. So having the word car wash on the building and having our logo is important to us, important to our company. No different than Arby's, no different than McDonald's. We can kind of modify the request from just what I heard in caucus. I think we'd like to keep (b) where it is and then as far as (a) with the car wash signs facing the north, west and south, each of those are 28 square feet, so 2 by 14. To reduce the variance that we're requesting from 37.25 down to 9.25, I think we can get rid of the word car wash facing the north side.

Mr. Rusnov – Before we go any farther, he's looking at total square footage.

Mr. Roenigk – I just want to get this clear. The three signs that say car wash are okay. It's the logo height and the logo square footage is what the variances are for.

Mr. Evans – What we've done in the past is we've said what the allowable square footage is and where applicant's wish to make multiple signs, we have generally stayed within the total square footage to include logos or whatever else. That's been true of Rite Aid and CVS and all the other there where they have taken the square footage and divided it up as they wanted to, but generally stayed within the square footage.

Mr. Roenigk – That's correct. A, B, and C, the three car wash signs are within. It's the logo that's putting him over.

Mr. Kolick – What he's suggesting is if he dropped one of the car wash signs, then he'd still be over because of the logo, but only 9.25. That's what he's saying. He would drop the signage on the north side of the building that says car wash, and then he only needs a 9.25 square foot variance.

Mr. Roenigk – You must have had a heads up on this, because this is news to me. There must have been a conversation before this.

Mr. Evans – When I talked to Brian about it, I told him what our process had been in the past. Part of what Mr. Kruszewski's discussion was that car washes are impulses. He's changed the paradigm because monthly is the way that most people in Strongsville do their car washes, including the City. That's part of the reason why that north side sign, which is viewed by cross traffic, they're going to see the monument sign before they see the sign on the side of the building. The stripes are very important because that's a logo of recognition for himself. I think those were things that I told him that he might want to consider, which he obviously has taken into consideration.

Mr. Kruszewski – That's what we decided as a company, we actually met on Monday afternoon, and looked at this holistically from the feedback that I received and thought we would make an appropriate decision earlier versus later and cut the square footage of the variance almost two-thirds.

Mr. Evans – Other thoughts? Questions?

Mr. Baldin – I appreciate what he's doing. With the ground sign out front, I don't think he's going to have any problems.

Mr. Evans – This is a public hearing. I'll ask if there anybody in the audience who wishes to speak for the granting of the variance? Is there anybody in the audience who wishes to speak against the granting of the variance? Hearing none and seeing none, I will declare the public hearing closed. Mr. Kruszewski, did you need to have the other expert witness that you have with you, speak?

Mr. Kruszewski – No.

Mr. Rusnov – I think we covered all the bases.

Mr. Evans – With the public hearing closed, I will then entertain a motion. We will need to change the numbers that are in here, so I'm assuming that somebody took notes.

Mr. Kolick – The first one would be 9.25 and the second one that says 128.5 would be 100.5.

Mr. Hayden - Mr. Chairman, requesting a 9.25 SF Sign Face Area variance from Zoning Code Section 1272.30, which permits a 91.25 SF Sign Face Area and where a 100.5 SF Sign Face Area is proposed in order to permit Wall Signs (West and South); (b) requesting a 1.5' Sign Height variance from Zoning Code Section 1272.30, which permits a 5' Sign Height and where a 6.5' Sign Height is proposed in order to permit a Wall Sign (Sign D West); property located at 12653 Pearl Road, PPN 396-07-005, zoned General Business (GB).

Mr. Rusnov – Second.

Mr. Evans – Thank you Mr. Hayden for the motion and Mr. Rusnov for the second. Mr. Roenigk, is that okay with you?

Mr. Roenigk – Yes sir. I was just caught a little off-guard.

Mr. Evans – Just wanted to be sure. May we have a roll call please?

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – The motion has been approved by us. There is a twenty day waiting period during which time City Council has the opportunity to review our decision. If Council chooses not to act on it at the end of the twenty days, you'll be notified by the Building Department and then you can proceed. Mr. Kolick, does he need to go to ARB or anything?

Mr. Kolick – Have you been before ARB yet?

Mr. Kruszewski – For signage?

Mr. Kolick – Yes.

Mr. Kruszewski – We have been to ARB but I don't know if they approved our signage.

Mr. Kolick – Yes, but if you hadn't been granted a variance yet, they probably did not approve signage. Just check with Carol and see if you need to get back before them or not.

Mr. Kruszewski – Thank you.

Mr. Evans – You are set for this evening. Is there anything else to come before the Board? Then we are done. Meeting adjourned.

<u>Signature on File</u>	<u>Signature on File</u>	<u>Nov. 3, 2021</u>
Mr. Evans, Chairman	Kathy Zamrzla, Sec'y	Approval date