

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

**Meeting of
July 12, 2017
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, David Houlié, Tom Smeader

Administration: Assistant Law Director Daniel J. Kolick

Building Department Representative: Michael Miller

Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

NEW APPLICATIONS

There are no New Applications.

PUBLIC HEARINGS

- 1) **MARK W. STOYANOFF, TRUSTEE/Dan Masuga with Chasemoor Construction, Representative**

Requesting a 140 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,140 SF Floor Area is proposed in order to construct an Attached Garage; property located at 22122 Royalton Road, PPN 392-08-001, zoned Estate Residential (ER).

The Board found no issue with this variance request.

- 2) **ROBERT AND TRACY MANTZ, OWNER**

Requesting a 24' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 100' Front Yard Setback and where a 76' Front Yard Setback is proposed in order to construct a Single Family Dwelling; property located on Morris Drive, PPN 393-06-032 zoned R1-75.

The Board found no issues with this variance request.

OTHER BUSINESS

- 3) **Requesting reconsideration of the Board's decision of July 12, 2017 denying the requests for the following variance:**

BLUE FALLS CAR WASH/ Tim Pence with Archer Signs, Representative

Requesting a variance from Zoning Code Section 1272.12 (c), which permits one wall sign (East) and where a second wall sign (South) is proposed. Property located at 9200 Pearl Road, PPN 395-03-006, zoned Commercial Service (CS).

The Board discussed possibly modifying the large menu sign in the drive-thru's size, shape, and design of it. The Board was also reminded that Mr. Evans will not be able to vote on this issue since he was not present at the last meeting when the public hearing was held.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
July 12, 2017

The meeting was called to order at 8:00 PM by the Chairman, Mr. Houlé.

Present: Mr. Evans
Mr. Baldin
Mr. Rusnov
Mr. Smeader
Mr. Houlé

Also Present: Mr. Kolick, Assistant Law Director
Mr. Miller, Building Department Representative
Ms. Zamrzla, Recording Secretary

Mr. Evans – Good evening ladies and gentlemen. I would like to call this July 12th, 2017 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy if you would call the roll please?

ROLL CALL: ALL PRESENT

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. I have minutes from our June 28th meeting, if there are no changes I will submit them as they have been presented. We also have the Findings of Fact and Conclusions of Law for Jon Hunsicker for the decision that was rendered on June 14th, 2017. Are there any corrections or comments regarding those?

Mr. Baldin – No corrections.

Mr. Evans – If not I will entertain a motion to approve those Findings of Facts and Conclusions of Law.

Mr. Baldin – I make a motion to approve the Findings of Facts and Conclusions of Law for Jon Hunsicker.

Mr. Houlé – Second.

Mr. Evans – We have a motion and a second, may we have a roll call please?

ROLL CALL: RUSNOV – YES MOTION PASSED
HOULÉ – YES

EVANS – NO
SMEADER – YES
BALDIN – YES

Mr. Evans – Thank you, the Findings of Facts and Conclusions of Law have been approved. Ladies and gentlemen of tonight's audience, our meetings are divided into two portions. We have no new applications tonight, but if there is anyone here tonight that would like to speak during this meeting for any reason before this Board, I ask that you stand now and be sworn in by our Assistant Law Director, also including our Recording Secretary, and our Representative from the Building Department.

Mr. Kolick then stated the oath to those standing.

NEW APPLICATIONS

There are no New Applications.

PUBLIC HEARINGS

1) MARK W. STOYANOFF, TRUSTEE/Dan Masuga with Chasemoor Construction, Representative

Requesting a 140 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,140 SF Floor Area is proposed in order to construct an Attached Garage; property located at 22122 Royalton Road, PPN 392-08-001, zoned Estate Residential (ER).

Mr. Evans – Thank you. First on our agenda for public hearings is Mark Stoyanoff. Please come up to the microphone and give us your name and address for the record.

Mr. Masuga – It's Dan Masuga, 10235 Versailles Drive, Strongsville, Ohio.

Mr. Evans – Thanks. Can you walk us through your request please? You're here to request a square footage floor area variance for an attached garage. We've all been out to take a look at it. Gentlemen, are there any questions?

Mr. Smeader – None.

Mr. Rusnov – No questions.

Mr. Baldin – No questions. I don't see any problems.

Mr. Evans – OK. Is there anything else you need to tell us? Nothing has changed since the last meeting, correct?

Mr. Masuga – Yes sir.

Mr. Evans – This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will now entertain a motion.

Mr. Rusnov - I make a motion to approve a request for a 140 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,140 SF Floor Area is proposed in order to construct an Attached Garage; property located at 22122 Royalton Road, PPN 392-08-001, zoned Estate Residential (ER).

Mr. Smeader – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – The variance has been granted again pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed.

Mr. Masuga – Thank you, your honor.

Mr. Evans – Thank you.

2) **ROBERT AND TRACY MANTZ, OWNER**

Requesting a 24' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 100' Front Yard Setback and where a 76' Front Yard Setback is proposed in order to construct a Single Family Dwelling; property located on Morris Drive, PPN 393-06-032 zoned R1-75.

Mr. Evans – Item number two on the agenda is Robert and Tracy Mantz for the property located on Morris Drive. Please come up to the microphone and give us your name and address for the record.

Mr. Mantz – My name is Robert Mantz, 18554 Royalton Road #203, Strongsville, Ohio. It's a temporary residence.

Mr. Evans – OK. You're here to ask for a setback variance for the property you're intending on building there. At the last meeting you talked about where you wanted it to be situated. In caucus

we talked about the fact that many of the properties are different than what the current code is because they were built before the new ordinance. You're simply asking to do this so that your house will conform to the look of the rest of the properties around you. You don't want your home to stand out, and look oddly amongst your neighbors. That makes sense. We've all been out to look at the lot. Gentlemen, do you have any comments, questions or observations?

Mr. Rusnov – No questions whatsoever.

Mr. Smeader – None.

Mr. Baldin – No.

Mr. Evans – I think this property will be a nice addition to the neighborhood. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Mr. Mantz, could you step aside a moment and take a seat for a moment please? Thank you. Please come up to the microphone and give us your name and address for the record.

Ms. Conway – Selena Leary Conway, 21073 Morris Drive, Strongsville. We're happy to have them as new residents, and we think the setback is necessary for this situation. Not one property other than one, which was only recently built, is setback like they are proposing. Otherwise they'll basically have no backyard. We would love to have them adjacent to the other houses as opposed to it setback.

Mr. Evans- Thank you very much. We appreciate you coming. Is there anyone else who would like to speak for the granting of the variance? Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Rusnov - I make a motion to approve a request for a 24' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 100' Front Yard Setback and where a 76' Front Yard Setback is proposed in order to construct a Single Family Dwelling; property located on Morris Drive, PPN 393-06-032 zoned R1-75.

Mr. Smeader – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – The variance has been granted again pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed. Mr. Kolick do they have to do anything meanwhile?

Mr. Kolick – No.

Mr. Evans – OK. You're all set then. Congratulations on your variance and your building project. You obviously have some good neighbors there. Welcome to Strongsville.

Mr. Mantz – Thank you, we appreciate it.

Mr. Evans – Thank you.

OTHER BUSINESS

3) Requesting reconsideration of the Board's decision of July 12, 2017 denying the requests for the following variance:

BLUE FALLS CAR WASH/ Tim Pence with Archer Signs, Representative

Requesting a variance from Zoning Code Section 1272.12 (c), which permits one wall sign (East) and where a second wall sign (South) is proposed. Property located at 9200 Pearl Road, PPN 395-03-006, zoned Commercial Service (CS).

Mr. Evans – Next on our agenda is item number three. In order for us to move forward, I'll need a motion to reconsider.

Mr. Smeader – I make a motion to reconsider the denial of the Board at the last meeting.

Mr. Baldin – Second.

Mr. Evans – I have a motion and a second, may I have a roll call please?

ROLL CALL:	HOULÉ – YES	MOTION PASSED
	EVANS – ABSTAIN	
	SMEADER – YES	
	BALDIN – YES	
	RUSNOV - YES	

Mr. Evans – Alright. So we have a motion to reconsider. We have two audience members that are here representing Blue Falls. Gentlemen, please come to the microphone and state your names and addresses for the record.

Mr. Tamino – Thank you for reconsidering us tonight. My name is Pat Tamino from Conrad's Blue Falls Car Wash. My address is 14575 Lorain Ave., Cleveland, Ohio.

Mr. Kale – Wally Kale from Blue Falls Car Wash, 14577 Lorain Ave, Cleveland, Ohio.

Mr. Evans – Thank you. So gentlemen, you have some information for us so I will let you tell us about it.

Mr. Tamino – Yes. I was not at the last meeting as you were. So going back to the first meeting, you had made the recommendation that if we wanted to consider two signs. When you have done that, usually it was along the lines of what square footage was allowed and splitting them out. I think you used O'Charley's as an example.

Mr. Evans – That is correct.

Mr. Tamino – So when we were here last we presented an example of that. We took the total square footage allowed which is 67 SF and split it between the sign that faces Pearl down to 44.7 SF, I believe, and then we had the smaller sign that is facing south at 22 SF. As it was brought up in earlier meetings, part of the concern for visibility is due to the angle of Pearl Road and the angle of the building. We're not concerned about people seeing the sign from the Turnpike. Whether it'll even be noticeable, I don't know, but we are concerned about the southbound traffic on Pearl Road that they be able to see it. We want them to then have enough time to take a left turn into where the McDonald's and the shared entrance with us will be. So that's what we would like to do. That's what we're asking, that you consider that. We do have plans to remove a section of trees. We do have an authorization from the Ohio Turnpike Commission to do that. If anyone wants to see it, they just gave it to me today. We met them onsite so we had clear communication relative to what exact trees, and what areas we were referring to. They took our site plan and highlighted in yellow so that we were all on the same page. It's not a huge amount. It would be better for the City as well because it's an area where it's all grown over the electrical wires, and it was actually blocking the Turnpike sign. It's just an area there that's closer to the road. The further away from the road that you get, it actually becomes our property.

Mr. Evans – Mr. Tamino, is that the only copy that you have of that?

Mr. Tamino – It is. Like I said, I just got it today, but would you like to look at it?

Mr. Evans – Yes. We would be happy to make copies for you. If you want to present that, it's the only way we can consider it.

Mr. Tamino – I understand. In talking to the gentleman from the Ohio Turnpike, and they did put this in writing. Our Legal Department currently has it. They've signed off on it. I'm going to take that, and they're going to sign off on it. It says on there that the trees will be cut down after October 1st. The reason for that is that in order for them to approve this, they wanted us to comply with the US Fish and Wildlife Agency. I want to get that right so that we were in compliance with the Endangered Species Act, which you're probably familiar with, and the Indiana bats. So there's ways you can cut them down

before then, but it seemed like it just wasn't worth it, and we wouldn't be open until after October 1st anyway. None of these trees are going to impede our construction. We saw no reason we couldn't just wait until then.

Mr. Evans – That makes sense. Thank you, I will hand this to Mr. Kolick because that is the entity that looks at that stuff to make sure that we're all good. Alright. So basically the condition that has changed is that the trees that would have been blocking it, and having read the minutes from the last meeting that I missed as well, some of those trees that would have blocked that sign will now be eliminated. So that would then make that sign visible. I will then defer to the other Board members who were here and part of this decision process at the last meeting. What questions, comments, or observations do you have? Where do you want to take this gentlemen? The opportunity to reconsider is yours.

Mr. Baldin – I think you may have heard us in caucus talking about the fact that your big reader board signs over the menu signs. I know some of us have voiced our opinions that we think that's way too large. It's going to set a precedent in this City because we don't have a sign in this City that is that big anywhere. Do you have any objections to cutting that down in size instead of 31' wide? Do you think it's really necessary to have it that big?

Mr. Kale – Just the sign or the canopy?

Mr. Rusnov – How big is the sign?

Mr. Kale – The sign only takes up part of the canopy.

Mr. Rusnov – How big is the sign?

Mr. Tomino – The lettering is 14" by 15.4'.

Mr. Smeader – But the sign is 30' wide and 3.4' high.

Mr. Tomino – The canopy is 30'.

Mr. Kale – It's just like the Sheetz canopy. They have the big canopy with Sheetz on it. It's just a canopy.

Mr. Rusnov – So the sign, per say, is 14" tall. Is that correct?

Mr. Tomino – That's correct.

Mr. Rusnov – By 15'?

Mr. Tomino – That's correct.

Mr. Rusnov – That's the portion that was already approved by the City, correct?

Mr. Tomino – That's correct.

Mr. Baldin – That particular signage.

Mr. Kale – Yes, it's right on here, there's the dimensions of the letters here.

Mr. Rusnov – Let's take a look at that.

Mr. Baldin – You just call that a canopy, but what is that just one big piece of sheet metal?

Mr. Kale – It's just a canopy that so when the cars pull up to go underneath it so they don't get rained or snowed on.

Mr. Rusnov – Where you pay your money, correct?

Mr. Kale – Right. It's so when you go to a gas station you don't get rained on.

Mr. Rusnov – Just reiterate the sign size. It's 15' by 14".

Mr. Kale – Correct, the big one says Carwash Entrance.

Mr. Rusnov – The canopy is 31' which covers both lanes.

Mr. Kale – Three lanes.

Mr. Tomino – Three lanes.

Mr. Baldin – OK. So it's about 3.5' tall, 30' long, and how wide is it if it's a canopy? Is it 10', 20'?

Mr. Tomino – Its 30' wide because it's over three lanes.

Mr. Baldin – What's the depth of it?

Mr. Evans – Because it's a canopy so it has to be three dimensional.

Mr. Tomino – I'm sorry, I don't have that because that's more of a building thing.

Mr. Kale – If I had to guess it's probably around 8'-10', enough to cover the car.

Mr. Evans – OK. Alright, so I don't think any of us realized that it was actually a canopy. I think we all assumed that it was a flat board, 2 dimensional sign.

Mr. Baldin – Absolutely.

Mr. Evans – So that changes things.

Mr. Rusnov – The dynamic...

Mr. Evans – The dynamic of what's involved. You're correct in says that Sheetz has a much larger canopy, as does every gas station. The signage that is limited on those is much smaller.

Mr. Tomino – That's right.

Mr. Evans – That's right. So if you were going to compare the dimension of the sign verses the canopy, Sheetz is a huge canopy and it has a wee itty bitty little sign because we wouldn't let them go any bigger. So that would be something that the Board members may need to consider as they're thinking about this. That canopy could exist, but the signage on the canopy could be made smaller.

Mr. Rusnov – Would you consider cutting down that sign in size?

Mr. Baldin – The canopy.

Mr. Rusnov – The one that is attached to the canopy.

Mr. Kale – The lettering.

Mr. Rusnov – The lettering.

Mr. Tomino – You're referring to just the lettering? Is that what you're saying?

Mr. Evans – Yes, keeping the canopy dimensions as is.

Mr. Rusnov – Right, you're not messing with the canopy, what you're doing is your advertising or your wording would be somewhat smaller to fall closer to Code.

Mr. Tomino – First of all, we weren't prepared to have this conversation, because you didn't make me aware of it. You can take whatever you want. I'm not saying that we wouldn't be willing to have that conversation. Just keep in mind that where this canopy is going to be is quite a ways back on the building.

Mr. Rusnov – We're looking at the big picture. The total amount of signage for the property.

Mr. Tomino – Yes, I understand that.

Mr. Rusnov – If you're not prepared at this point, and you wish to make a motion to table this to give yourself some time, we have no problem with that.

Mr. Tomino – What I wanted to say is that when we originally presented this to Tony, it was larger. You don't have this picture, but it was more like the size of this lettering. So we went back and forth with Tony already a little bit to try and compromise. If I understood correctly, there technically isn't a Code for canopy signs.

Mr. Evans – That's correct.

Mr. Tomino – So we were going back and forth, and he gave his suggestions of what he thought would be closer to what he wanted or to at least get it close. We had already reduced it.

Mr. Evans – Let me tell you that this Board often times does is take a look a situation. O'Charley's would be a good example. They said, we sit so far back off the road, and we're in this unusual parcel, and we've got Sheetz in front of us. So we said fine, if you want multiple signs on the building then here's the way we might be willing to consider this. They didn't really want smaller signs, but they felt that having signs on three sides of the building was more important than having the big signs that corporate wanted. So that was a decision that the Board made. Same thing would be true of Sheetz. When they came in with the big red canopy, they wanted signs all the way around it. We tried to tell them that no one was going to mistake that it's a Sheetz. You only need the logo in an area there. The car wash sign to us looked with the letters that big, is a big sign. Whether it sits back a 100' or not, our problem is that people like O'Charley's are going to look at that, and be irritated that this is what you got. Then they'll want to come back in and have them reconsider what they gave us because now there's a new precedent. Our direction is that if the signs on the building are important, and if you're coming up over the rise on northbound Pearl Road, or you're coming up over the Turnpike Bridge, there's going to be a monument sign. That sign may or may not be obstructed by traffic. Having a sign on the building is certainly going to call it out. People know where the McDonald's is so once they know that Blue Falls is there it will be a destination. To get them there, that may be a sign that is more important to you. Once they're in the driveway heading for the car wash, it may not be that you need 15" tall letters to get them in there. That sign could be smaller on the canopy. The canopy is going to be there and it will be calling attention to it anyhow. So what we're suggesting is, and what Mr. Rusnov said, if you wanted to take a look at what you called the total package, you could scale what relative importance is. We

can act on whatever it is that you want. Again, I failed to mention at the beginning that we want every business to be successful. We don't like empty buildings. We want guys to make millions of dollars and be wildly successful, but the signage is something we have to deal with and we have to keep it within a certain limit. I know Tony talked you down, but our way of looking at things is that as a Board we look at what the total package is and even though Tony approved that we're now looking at an additional sign. This is why we think there should be consideration to make it work for you guys. I'm going to get yelled at by the mayor and Tony because we're not allowed to do this kind of thing. We do it anyhow because we're the Board of Zoning Appeals and we're trying to make everyone work within the constraints of what we have to work with.

Mr. Rusnov – What we're trying to do is get everything conforming so we don't have future problems dealing with new applicants or people that we've turned down in the past. We're asking you to just reconsider it. There's alternatives. How about the old arrow in the driveway trick? There's a lot of alternatives that wouldn't be in the Code that you could do. This sign that is attached or part of the canopy, once you're in that lane the die is pretty well cast already.

Mr. Tomino – You'd be surprised.

Mr. Rusnov – Well, that's true, yes, that's true.

Mr. Tomino – We have a sign that says to put your car into neutral, and many people don't it in neutral.

Mr. Rusnov – Right. Well, if you need more time to reconsider, and maybe come up with some different alternatives, then all you have to do is asked to have it tabled for later. Then you can come back one more time. I know you probably don't want to do that, but...

Mr. Tomino – Well, well yes.

Mr. Rusnov – I'm only saying that because you said you're not prepared. That this was a bolt out of the blue for you, right?

Mr. Tomino – Obviously it's under construction, so signs have to get approved and get made, and we like to have signs on the building when it's opened. So we kind of look at this canopy a little different than a building sign. A building sign is not about direction, or helping traffic flow. It's just about identification. We feel like this actually serves the City better as well because of that. None of us want cars sitting out on Pearl. Or they barely pull in and they're trying to figure out from McDonald's which way to go to get to Blue Falls, and hold up traffic that way. I think someone alluded to that. My one thought is that if we took, and I don't know if you're more concerned about the height and width or if we could just talk square footage?

Mr. Smeader – Square footage.

Mr. Evans – Square footage is fine.

Mr. Tomino – The square footage of just the words that say Car Wash entrance is 17.9 SF, so if we reduced it by 20% is that appease your concerns? I'm not sure about the math, it probably takes you down to 14 SF maybe?

Mr. Baldin – Can I ask you a question here? You have these two reader boards when you come in.

Mr. Evans – Menu boards, right? I just want to make sure we're talking about the same thing.

Mr. Baldin – That are supporting this Car Wash sign. The Canopy. When you come in and you read that, and you want to pay, it says over here to the left is cashier, but these are auto-tellers so when you pull forward are you going to put your credit card in right there also?

Mr. Kale – Yes.

Mr. Baldin – OK.

Mr. Kale – There's kiosks. They almost look like an ATM machine, and then we'll also have a cashier that you pull up and a little window that would open for people that don't feel comfortable doing the auto-pay. Or if they wanted to sign up for an unlimited membership, they could go to the window without getting out of their car to do it. There's also fast-passes that allow you to go up to the auto-teller and just pull in. The gate will open automatically. They won't even have to stop. It's like an EZ Pass.

Mr. Baldin – So how many cars are you going to be able to stack up until they get into the car wash under this canopy, roughly.

Mr. Kale – From the pay station to the car wash, you can queue about 14-15 cars in there.

Mr. Baldin – By using all the lanes.

Mr. Kale – Yes.

Mr. Baldin – The idea of the canopy is?

Mr. Kale – It's just a canopy.

Mr. Baldin – It's to keep the sun, the rain or snow off of them?

Mr. Kale – Yes, it's also to protect the kiosks where you pay. We don't want those full of snow or leaning out of their car. Some people feel comfortable getting out of their cars at the auto-teller. It's just a canopy. This things designed to do 160-170 cars an hour so it's going to be busy.

Mr. Baldin – I personally don't have a problem with the size of the lettering of Car Wash. My objection was totally because of the total size of the so-called sign which we now know is a canopy. That was my objection, but I can see the interpretation of it for all of us was different. That's not what we understood.

Mr. Tomino – We never really talked about that because it was already approved so we didn't bring up that it was a canopy.

Mr. Evans – Right, understandable.

Mr. Baldin – We just talked about it.

Mr. Rusnov – For the sake of clarification, the sign is not 30'.

Mr. Baldin – Right.

Mr. Rusnov – Yes. That was erroneous. That's the size of the canopy, and this is a portion that is on the canopy.

Mr. Evans – Because the canopy has other words on it besides Car Wash.

Mr. Tomino – Right, it says cashier, auto-teller, and just directs people where to go.

Mr. Smeader – Does your artist conception have the color picture of the canopy?

Mr. Tomino – This is not our building, I was just using it as an example. I do have a photo of our store in Amherst that I think we sent to the City the last time.

Mr. Baldin – I remember there was a copy of that.

Mr. Kolick – You guys did give us some pictures.

Mr. Tomino – Yes, I think this is the one we forwarded to the City.

Mr. Kale – You can see how the canopy goes back, this one the lettering was obviously too big.

Mr. Evans – Right. There's no such thing in signage as too big.

Mr. Baldin – You sound like a sign guy.

Mr. Kolick – Mike, when you measure your signage you basically draw a block or a rectangle around all the language on there.

Mr. Miller – The language yes.

Mr. Kolick – So even if this didn't go to the end, you'd still have a rectangular block all the way around Cashier, both Auto-Tellers, Car Wash.

Mr. Miller – If it's 14" by 15' then its 17.9 SF in that block.

Mr. Kolick – Yes, but they're more than that because they're 15.4' and then there's another 4.11, and another 3.6. You have Cashier, and Auto-teller there too.

Mr. Miller – I was just taking the...

Mr. Kolick – I know, but I'm saying for the whole thing from a square footage standpoint...

Mr. Miller – Right.

Mr. Miller – If you're going to interpret those three Cashiers and the Auto-Tellers as part of the sign, then yes.

Mr. Kolick – So either you have three separate signs, because here you have one sign of a much larger square footage.

Mr. Kale – Correct.

Mr. Rusnov – Wow. This is a little confusing. We still don't know what the total square footage of it all then?

Mr. Evans- Well, the total square footage is...

Mr. Rusnov – Of that sign that says Car Wash Entrance, and Auto-Teller, Cashier, etc.

Mr. Evans - ...and what Mr. Kolick alluded to, it would basically be the full width of the 30', and basically the height of it as well because the rectangle as we know from Pettitis

and Catan's, and all the others that we've had where there's multiple words and logos, and things like that, it's always the rectangle that encompasses the entire thing.

Mr. Rusnov – So what does that kick up the total square footage to be then?

Mr. Miller – 97.5 SF.

Mr. Rusnov – For that sign.

Mr. Miller – For that canopy.

Mr. Evans – For the entire frontage.

Mr. Rusnov – How does that fit into what's allowed by the City for it?

Mr. Miller – There's nothing in our ordinances that addresses canopy signs.

Mr. Rusnov – So it's a moot point on the canopy then?

Mr. Evans – Except I think, Mr. Miller, on gas stations we do. Which would be the only thing that we could compare for this canopy sign. I'm 99% sure that there's something that refers to gas station canopy sign because we've granted variances with it, it's either number of square footage or a formula that has to deal with how big or how wide it can be. I know we dealt with that with Sheetz and Marathon, and the others. I know there was something that we had that referred to it.

Mr. Rusnov – This is all kind of convoluted. I would like to know what the total is, and how far out of a variance are we are.

Mr. Evans – Again the point that Mr. Miller made is correct that if we use the gas station motorist services category then it's different than what we're dealing with.

Mr. Rusnov – If that sign is not covered under our Zoning Code it's a moot point. So what we're concerned with is the total signage for the entire building, and how all the signs add up.

Mr. Tomino – On this drawing here it doesn't have it totaled, but if my math is correct its 30.2 SF if you add the square footage for Car Wash Entrance, Auto-Teller x 2, and Cashier.

Mr. Miller – Our sign Ordinances would be calculated on a rectangular area to the outside dimensions of those words.

Mr. Tomino – Isn't that how it's sketched here?

Mr. Evans – No.

Mr. Miller – Yes, but you would be taking, if you didn't go 30', if those were in a foot on each side, then you'd be at 28' x the height of that canopy. You don't take the verbiage individually, you take the entire area where any verbiage is enclosed.

Mr. Rusnov – That's if that sign falls under our purview for a Zoning variance. It might not because the zoning of the property and its use.

Mr. Evans – OK. So Mr. Rusnov, in the Code Mr. Kolick has pointed out that we do have a canopy designation for signs. It's limited on the canopy to 10 SF.

Mr. Rusnov – OK.

Mr. Evans – So when Mr. Biondillo looked at this it was not actually a canopy on the building, which is what that canopy Ordinance refers to. So in other words it refers to a canopy over a front door or something like that.

Mr. Miller – Square 22.

Mr. Evans – Right, like Square 22. That would be another example.

Mr. Miller – That's a canopy sign.

Mr. Rusnov – So that's still not answering my question.

Mr. Evans – I know, but what I'm saying is that it's not in the Code.

Mr. Rusnov – What you're saying is that no one knows at this point. If it's not in the Code, then it's something we shouldn't be worried about enforcing.

Mr. Baldin – They kept the square footage.

Mr. Kolick – That is why Mr. Biondillo approved it, but what the thought process was that if you're going to give them a break on the two signs, then maybe you could bring down the size of these particular letters that they have issue with.

Mr. Rusnov – OK. If that's his thought process, then I'm sure these gentlemen wouldn't mind accommodating us cutting down the size of that lettering down to get those other two signs in the deal.

Mr. Kale – That was also before you knew it was a canopy.

Mr. Rusnov – Right, but this is after the fact, and this was already approved by the City. So I just don't know what the answer is here folks.

Mr. Baldin – It's a Catch 22 not just Square 22.

Mr. Rusnov – This is Car Wash 22.

Mr. Kolick – I guess what the solution would be gentlemen, to try and bring this to some semblance of a conclusion is whatever you can live with as far as the height or width of the letters of the Car Wash, Auto-teller, and Cashier that would make that signage appear smaller than it currently is?

Mr. Evans – The Auto-teller and Cashier would be words which are distinctively directional since they provide for the lanes. The Car Wash Entrance, then word Entrance would be a designation, Car Wash Entrance becomes more of an advertising because it shows it's a Car Wash. It's distinguishing it from McDonald's. So I think the question is, can the letters for the Car Wash Entrance be made smaller? Could you make Car Wash 8" tall and stack it on top of Entrance and leave Entrance the same size, or something like that would make the overall appearance smaller. That's what we're thinking in order to then put us in a position to look at the two signs that you're requesting for the building favorably.

Mr. Rusnov – Or eliminate Car Wash because you know you're at a car wash. Just have something tricky that says something like Entrance.

Mr. Evans – You've already got the menu boards that are certainly going to attract attention.

Mr. Kale – As crazy as it sounds, we have free vacuums too, and people always get confused wondering if they go around the back to go to the vacuums. They don't know if that's where to go or if that's where the car wash entrance. People get confused very easily. It sounds crazy, but it happens all the time. Is this just the car wash entrance, or can I get to the vacuums this way is what they're thinking. Once they're in those lanes though, trying to back people out of there is a mess.

Mr. Tomino – If I could just say really quickly, looking at this drawing if this was the wash, and this is Pearl, then what you're looking at with this canopy is that they're coming through here to go through the Car Wash Entrance. So if they are not going to the car wash and just heading to the vacuum, we don't want them going this way because they would have to go through the wash then. The vacuums are on the complete opposite side of the building.

Mr. Evans – The vacuums are separate.

Mr. Kale – So if it just says Entrance, people aren't going to be able to distinguish where to go if they just want a vacuum.

Mr. Evans – Are there separate signs for the vacuum area? I don't remember seeing any.

Mr. Baldin – I was just going to ask that.

Mr. Tomino – I can answer that. You've already approved it.

Mr. Evans – I thought that was the smaller one, because that was one of the multiples.

Mr. Tomino – Yes, and that's all there will be. The way we addressed that is that it's on the monument sign that there's free vacuums. So that lets people know that we have them.

Mr. Evans – The idea is that you go to the vacuum, and then come around the building you're back in the car wash lane.

Mr. Tomino – As you're coming out of the wash, Free Vacuums is there and it tells them it's to the right.

Mr. Kale – It's just a little sign.

Mr. Evans – But that's after they've gone through the car wash.

Mr. Tomino – Yes, but you could just drive this way and go to the vacuums. They're free so they get used a lot. There will be 10 of them, and don't be surprised if they're all being used at the same time on a busy day.

Mr. Kolick – If you're coming off of Pearl Road, how do you get to the vacuums?

Mr. Evans – You'd go across the front.

Mr. Tomino – That's correct.

Mr. Kolick – Right across the front where the cars are exiting from the car wash, and you're going to go in front of them?

Mr. Evans – Yes.

Mr. Tomino – Yes, there's a double lane, or you can get to it from Whitney Road.

Mr. Kolick – I know you can get there from Whitney, but if you have cars coming in from Pearl they're going to go where cars are exiting the car wash and then going left to get onto Pearl?

Mr. Evans – Yes.

Mr. Kale – Most people that go into the car wash will probably make a right and go to the vacuums.

Mr. Baldin – Some guys are going to think they're very smart, and come in off of Pearl Road making a sharp left to go to the vacuums. That would cause a real problem.

Mr. Evans – That's why the lane is wide enough to accommodate that.

Mr. Rusnov – OK.

Mr. Kale – The more direction you can give people on where to go the better.

Mr. Rusnov – It's actually scary. Gentlemen, what do you wish to do? Do you wish to proceed tonight? Do you want to have more time?

Mr. Tomino – Probably for everyone's sake we'd like to conclude it tonight. I mentioned 20% before.

Mr. Baldin – So you would take the signage down by 20%?

Mr. Tomino – We could look at reducing the Cashier and Auto-teller signs. We just can't reduce it, in reference to your point, we can't bring them closer together because they have to be over the lanes.

Mr. Baldin – I think we'll be fine. Now that we have an understanding that it's a canopy and it's not the whole sign.

Mr. Tomino – So the Car Wash Entrance sign, if I'm understanding correctly, is 17.9 SF. Unfortunately I don't have a calculator there, but it'll be roughly 14 SF. Is that close?

Mr. Rusnov – Yes.

Mr. Miller – Yes.

Mr. Tomino – So if you'd like us to reduce that to say 14 SF, we can do that. That would be putting a box around it, right?

Mr. Evans – We're not worried about the total box because the box is still going to incorporate the Cashier, the Auto-teller signs.

Mr. Tomino – I meant the box as if you're drawing it around just those words.

Mr. Baldin – You're going to reduce the size the letter basically and squeeze it in a little bit more?

Mr. Tomino – Yes, if you have specific dimensions that you'd like that would help. So its 1.2', we could make sure that the height of those letters in our 20% reduction makes it 1' or less. Then the 15.4' long one, it'll just depend on what the square footage would be. Obviously it wouldn't be as long because we'd be reducing the square footage.

Mr. Baldin – We're all on the right track now that we know it's a canopy and not a 30' sign. If you're willing to do something like that, I don't have a real problem with it then.

Mr. Houle – Nor do I.

Mr. Kolick – I think as long as you're decreasing the size of the letters as opposed to mashing them up, they'll look smaller.

Mr. Tomino – No we won't mash them together.

Mr. Baldin – No you don't want to mash it up, just decrease the size of them.

Mr. Evans – 12" high? Is that what you want?

Mr. Rusnov – It's not what I want, it's 20% reduction in the signage.

Mr. Baldin – So it might bring it down 10.5" or 11" maybe versus 14" right now.

Mr. Rusnov – That's the sign that's on the canopy.

Mr. Baldin – Right.

Mr. Rusnov – Gottcha.

Mr. Smeader – So where are we as far as a total, and what variance are we requesting?

Mr. Kolick – Well there's the variance that's on there, and you'd make it contingent on the Car Wash Entrance sign being reduced in square footage by 20%. That could be in length or height of the letters, unless you want to make it fixed and say that would make the height being no more than 1'.

Mr. Baldin – Basically what we're saying here is that they're compromising the fact that if they can get the south side sign, they're going to reduce the Car Wash Entrance sign.

Mr. Rusnov – The stuff from the State of Ohio has to be signed and delivered to the Legal Department as well.

Mr. Evans – Presuming that it's signed off on, which we believe it would be.

Mr. Rusnov – I'm amazed.

Mr. Evans – Yes.

Mr. Tomino – They were actually very cooperative. He was willing to meet with me either the same day or the next day from their office in Berea.

Mr. Kolick – Have you seen the plans? They're taking the 30' closest to Pearl Road is where they're removing the trees.

Mr. Rusnov – From the curb back they are cutting it.

Mr. Kolick – Yes. It's in yellow there.

Mr. Evans – OK.

Mr. Baldin – At least you guys are willing to do your homework, and make some compromises.

Mr. Tomino – Thank you.

Mr. Evans – OK. I just wanted to make sure we're going to get this right on the first try. Is there anything else?

Mr. Baldin – You just want me to read this in? That's its contingent that they're going to reduce the signage by 20%, and that we get an OK from the State to cut the trees down. So if we put all that in there we should be good.

Mr. Evans – OK.

Mr. Tomino – Just so I'm clear, you would want us to submit to Kathy a revised, signed, plan with the 20% reduction on it? The understanding is that as long as we stay under a foot high on the lettering that's OK?

Mr. Evans – Yes.

Mr. Tomino – OK.

Mr. Evans – Then your two signs, one would be 44”, and the other is 22”.

Mr. Tomino – Yes that’s correct.

Mr. Evans – Alright, if you’re ready to take a stab at it then fire it up.

Mr. Smeader - I make a motion to approve a request for a variance from Zoning Code Section 1272.12 (c), which permits one wall sign (East) and where a second wall sign (South) is proposed. Property located at 9200 Pearl Road, PPN 395-03-006, zoned Commercial Service (CS) subject to receipt of the signed agreement from the Turnpike for the removal of trees as indicated by the applicant here tonight, and reducing the canopy sign entitled Car Wash Entrance at least 20% with the size of the letters in height not to exceed one foot.

Mr. Evans – We also need to stipulate that the east sign would be 44 SF, and the south sign would be 22 SF.

Mr. Kolick – Those are signs that are already on the plans so I think we have that covered.

Mr. Tomino – Yes you have copies of that.

Mr. Evans – We don’t have the square footage anywhere do we?

Mr. Tomino – You should have copies of those from the last meeting.

Mr. Evans – Alright.

Mr. Baldin – If that verbiage is correct, then I’ll second.

Mr. Evans – Yes thank you Mr. Baldin. Alright, may we have a roll call please?

ROLL CALL:	HOULÉ – YES	MOTION PASSED
	EVANS – ABSTAIN	
	SMEADER – YES	
	BALDIN – YES	
	RUSNOV - YES	

Mr. Evans – Alright, your reconsideration has been done. We have approved the variance. There is a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed. You are good to go. Thank you.

Mr. Kolick – I'm not sure where you are with the ARB since you have a new signage proposed, but you will need to get together with the Building Department and they will walk you through whether you need to get before them or not.

Mr. Tomino – OK. So you said speak with the Building Department.

Mr. Kolick – Right, they'll walk you through it because now you have a new sign that they couldn't approve before. I don't know if they did something contingent at the ARB building on the action of this Board, or what they did. So just check with the Building Department because you may have to get back to the ARB on at least your south side signage sign and the canopy sign.

Mr. Tomino – Do you know who that would be in particular?

Mr. Kolick – Contact Mike Miller tomorrow, and he'll get you to the right person.

Mr. Tomino – Mike Miller? OK. We need to get revised drawings to the Building Department.

Mr. Kolick – Right.

Mr. Tomino – Then once we get the agreement with both signatures on it, we'll give you a copy of that as well.

Mr. Kolick – Right.

Mr. Tomino – OK. Thank you. We appreciate it.

Mr. Evans – OK. You're all set.

Mr. Tomino – Goodnight.

Mr. Kale – Thanks.

Mr. Evans - Is there anything else to come before the Board? OK. Then we will stand adjourned.

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Signature on File

Mr. Evans, Chairman

Signature on File

Kathryn A. Zamrzla, Sec'y

July 26, 2017

Approval Date