

**MACEDONIA PLANNING COMMISSION
MEETING AGENDA
MAY 15, 2017**

**Location: Macedonia City Hall
Council Chambers
9691 Valley View Road
Macedonia, Ohio 44056**

Time: 5:30 P.M.

1. Call to Order

2. Roll Call:

- Mr. Cox
- Mr. Posar
- Mr. Westbrook
- Mr. Shiavone
- Mr. Coblentz

3. Approval of April 17, 2017 Meeting Minutes

4. Agenda Items

- a) Doug Clarke with Ace Lighting Services, LLC is proposing new signage for Aspen Dental at 545 E. Aurora rd.

Doug Clarke
Ace Lighting Services, LLC
1260 Moore Rd #H
Avon, Ohio 44011
440-695-0367

5. Miscellaneous:

6. Adjournment

7. Tabled Items:

- a. 06/20/2016 Proposed digital signage for St. Timothy's Church at 8667 Shepard Rd.
- b. 11/21/2016 Proposed wireless communications at 9426 Freeway Dr.

**The next regularly scheduled meeting is set for June 19, 2017
All requests & documentation for Planning Commission for above date must be submitted by
May 30, 2017**

Memorandum

TO: Joseph Migliorini, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: 545 E. Aurora Road (Aspen Dental) – Signage

DATE: May 6, 2017

The applicant is proposing wall signage and a ground monument sign in connection with a new dual use building (approximately 5,500 square foot) at the corner of Route 82 and Waters Drive (Aspen Dental and Starbucks). The subject site is zoned B-1 Convenience Business District. The request is to construct two wall signs and a ground monument sign for Aspen Dental. A 2.5' x 20.27' wall sign (52.53 sq.ft.) is proposed on the south and east building elevations. The signs are comprised of individual channel letters with white trim caps and faces. The word "Aspen" contains a blue vinyl overlay which leaves a white outline border. In general, the lettering is 30 inches tall, but there is an eight inch "incidental" portion of the "A" in Aspen that extends beyond the standard letter height. This is common and used on many other signs throughout the City. In fact, incidental letters are specifically permitted in the Macedonia Commons sign plan.

The base of the proposed ground monument sign is 8.21 feet tall (with a trim cap that brings the height to nine feet) and is 12 feet wide. The actual signage being proposed is 1.25'x10.16' (19.06 sq.ft.) and is situated toward the top of the sign base. The sign base is comprised of brick, which I assume is the same brick as what the building is constructed. This should be confirmed by the applicant. Also, landscaping is required around the base of the ground sign. This should be documented on a revised sign illustration.

I have reviewed an application (and site plan) date stamped April 24, 2017 in connection with this request and offer the Planning Commission with the following comments for their consideration:

Section 1179.03 (f) (2) of the Macedonia Planning and Zoning Code permits two square feet of identification signage for each lineal foot of building frontage. The building has approximately 80 feet of frontage on Route 82, which entitles the applicant to 160 square feet of sign area. Additional sign area may be permitted for the Waters Drive frontage. The applicant's tenant frontage is 50 feet, which provides them with 100 square feet of identification signage. It's acceptable to place a sign on the south and east elevation but the total area can't exceed the 100 square feet allotted to the tenant space. Therefore, the signage must be slightly reduced to adhere to the Code limitations.

Section 1179.07 (b) of the Macedonia Planning and Zoning Code permits a maximum area of 40 square feet per sign face for monument signs. Therefore, the 19.06 square foot sign complies with the area limitations of the Code.

Section 1179.07 (c) of the Code requires the sign be setback from the road right-of-way a distance equal to the height of the sign or five feet, whichever is greater. Unfortunately, the site plan is not to scale and therefore does not provide the distance to the right-of-way of. The height of the sign is nine feet, so a nine-foot setback is needed. The sign must also be setback ten feet from a side property line. The applicant must confirm the setbacks to ensure compliance with the Code provisions.

Conclusion

The signage substantially complies with the Code requirements except the wall signs need to be slightly reduced in area to comply with the 100-square foot limitation. This seems very easy to overcome and most likely something the applicant will do. However, if the desire is to maintain the signs above the Code limitations, a variance from the Board of Zoning Appeals will be needed.

The only outstanding item then relates to landscaping and the setbacks. My assumption is the applicant can likely demonstrate compliance with the setbacks. This should be documented on a revised site plan (to scale) and provided to the Administration for review and approval. Landscaping can also easily be addressed on a revised plan. If the Commission concurs, these items can be added as stipulations of approval and confirmed by Administration once the plan is revised.