

Board of Zoning Appeals Meeting
March 29, 2007
ZA-01-07

Members/Attendance:	X	Hank Grover
	N/A	Jim Burgham
	X	Al Franceschelli
	X	Jim Pluchinsky
	X	Maria Rutana
	X	Bill Custer
Also in attendance:	X	Bob Monus, Zoning Inspector
	X	Michele Richards, Recording Secretary

Hank Grover called the meeting to order at 7:00 p.m.

1st Order of Business:

Reorganization of the Board. Al Franceschelli made a motion to retain Hank Grover as Chair of the committee and Jim Burgham as Vice Chair of the committee. Maria Rutana seconded the motion.

Voting:

Yes	Maria Rutana
Yes	Jim Pluchinsky
Yes	Bill Custer
Yes	Al Franceschelli
Abstain	Hank Grover

Motion carried. Hank Grover introduced Bill Custer as the new alternate.

2nd Order of Business:

Hank Grover stated that the next order of business is to approve the minutes from the meeting held on October 5, 2006. Al Franceschelli made a motion to accept the minutes from the October 5, 2006 meeting. Maria Rutana seconded the motion. Motion carried.

3rd Order of Business:

Case #ZA-01-07 – A request by Atty. Mark Fortunato, representing Poland Medical Center, located at 6615 Clingan Road, owned by 4 Acres in Poland Ltd., known as parcel number 35-022-0-006.02-2, to obtain relief from continuous landscaped divider strips and also from sign regulations for pedestal signs. Appellant requests to place his pedestal sign on a separate lot from location of building, but appellant also owns said lot, known as parcel number 35-022-0-002.01-0, Lot 2. In addition, Appellant requests a second pedestal sign, to be located on parcel number 35-022-0-005.00-0, Lot 1, owned by Clingan Court Ltd. The appeal is also to obtain

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relief from square footage and height of both pedestal signs. All lots are located in Poland Township, Poland, Ohio, and are in a (TC) Town Center District.

Items included in packet submitted:

1. Application for Variance
2. Zoning Permit Denial Form
3. Letter of Intent
4. Warranty Deed
5. County Map
6. Property Description

Jim Pluchinsky stated he would be abstaining due to his company working for the Appellant.

Atty. Mark Fortunato
3296 Stones Throw Avenue

Fortunato presented a letter to the Board from Tony Ciccone of Clingan Court, Ltd. stating that he does not object to the placement of a sign on the property owned by Clingan Court, Ltd., as proposed by 4 Acres in Poland, Ltd., subject to the terms of a negotiated easement between 4 Acres and Clingan Court.

Fortunato stated that the lot in question is unique and peculiar with no frontage. Access is limited by a private drive which runs from Clingan Road to State Route 224. The building is a large multi-use medical facility which consists of seven physicians, a pharmacy, physical therapy, occupational therapy, and a soon to open full service imaging facility.

As far as the landscape divider strips, Fortunato stated he is seeking relief because of water run off issues. Placement of curbed islands will disrupt the storm water runoff to the catch basins and may cause ponding, which would be hazardous to the patients of the medical offices.

Regarding the additional pedestal sign, he is requesting a directional sign next to or adjacent to the Arby's sign on Clingan Road. Monus stated the directional sign is not to exceed six square feet in size with a maximum height of four feet.

As to the second sign on Route 224, he would like an adjustment to the size. The proposed sign does exceed the zoning requirements. The reason for a variance from the size limitations is based on the multiple health care providers located in the facility. Complying with the existing size limitations will make it difficult for patients to determine the location of these providers.

Hank Grover asked if anyone would like to speak in favor of the request.

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Dr. Michael Evan
6615 Clingan Road

Dr. Evan stated regarding the island, snow removal is an issue. They start business at 7:00 a.m. and at times there are already patients in the lot. The snow removal people do try to have the lot cleaned before patients start arriving to eliminate patients from slipping or falling. The general population of the facility consists of geriatric individuals and they would like to have as few obstacles in the parking lot as possible. Dr. Evan stated, as far as the sign goes, he does not have a problem turning the sign at a 90 degree angle on the side and keeping the square footage.

Fortunato concurred that as far as what Dr. Evan had said about laying the sign on the side; they would be willing to look at that option.

Hank Grover asked Monus about the particulars of the landscape island. Monus stated the islands are part of the greenbelt section of the Zoning Resolution. The lot should have a five foot dividing island between the parking spaces, with six inch pedestrian curbing, and with planted landscape to provide both safety and aesthetics in the parking lot.

Hank Grover asked the board members if there were any questions or comments regarding the curbed islands. Al Franceschelli stated that he has seen the parking lot and he agrees that anything else put in there will hamper people's ability getting in and out of the parking lot.

Hank Grover stated that he does not have a problem with the elimination of the curbed islands.

Bill Custer stated that he agrees that the islands would be an obstacle in the parking lot.

The Board discussed the issue of the signs. Hank Grover stated there will be an off lot directional sign on Clingan Road that will meet the zoning requirements. There will be a second off lot sign on Route 224. The Appellant is requesting that this second sign be 8'x 8'x14' (eight feet by eight feet by fourteen feet) in size.

The Board then discussed the issue of the size of the signs. Monus stated that the zoning regulation for the sign is a maximum of six feet (6') in height and thirty-six (36) square feet of sign area. The total height cannot exceed six feet (6').

Fortunato stated they are willing to agree that the sign be forty-five (45) square feet of advertising space with a maximum height of seven feet (7').

Motion

Al Franceschelli made a motion in Case ZA-01-07 to grant the variance for the adjustments as follows: (1) elimination of the curbed islands in the parking lot, (2) the variance for two off premise signs, one being directional, and (3) the variance for the size of the pedestal sign located on Route 224 not to exceed forty-five (45) square feet in signage per side, with a maximum height of seven feet (7'). Maria Rutana seconded the motion.

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Voting:

Yes Maria Rutana
Yes Al Franceschelli
Yes Bill Custer
Yes Hank Grover

Motion carried.

The next meeting will be held on April 19, 2007. Meeting adjourned at 8:02 p.m.

Submitted by:
Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (6)
Zoning Commission (6)
J. Scharville (1)
J. Granitto (1)
File (1)