

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, JUNE 04, 2024**

Pursuant to notice duly given, the regular meeting of the Planning and Zoning Commission, also sitting as the Board of Zoning Appeals, was called and held on **Tuesday, June 04, 2024.**

Members present: Craig Steinbrink; Chair, Chip AuWerter, Scott Broome, Jim Deacon, Emily Hamilton, Christine Riley and Jeannine Voinovich.

Members absent: None.

Also present: Chris Courtney, Village Engineer
Todd Hunt, Village Law Director

1. Roll call.
2. The minutes of **Tuesday, May 07, 2024** regular meeting of the Planning and Zoning Commission were submitted for approval.

A motion was made to approve the minutes as *amended*.

Motion by: S. Broome 2nd: J. Deacon

Roll Call: Ayes: All others.
 Nays: None.
 Abstain: Voinovich.

Motion Approved

3. Sign size and lit sign variance requests for the **GM ELEMENTARY SCHOOL** at **7639 Colvin Road** was heard. Notice has been provided to adjoining property owners.
Ryan Schmit, TD Architecture and Steve Nedlik, Mayfield School District were present.

Mr. Schmit reviewed the proposed sign variance requests for the Board. He stated the school district would like to construct a new sign for the school which would help direct visitors and first-responders to the main entrance. The proposed masonry sign requires a variance due to its size above the six square foot limit and another variance to allow the sign to be lit.

Mr. Steinbrink explained the school property is currently located in the residential use district and that's why the variances are needed. The sign ordinance is intend to address signs, mainly real estate signs, in a residential area but does not take into consideration commercial buildings located in a residential district.

Mr. Broome suggested a smaller or different style sign might direct people to the main entrance. He felt the proposed new sign is still confusing to which is the main entrance door.

Mr. Schmit stated the sign design is consistent with other school signs in the district and the brick veneer and trim match the materials in the existing building.

Mr. AuWerter asked if there are other lit signs currently located in the Village.

Mr. Biggert stated St. Francis and Gilmore Academy currently have lit signs. The necessary variances had been granted for both signs.

Mr. Steinbrink explained he had reviewed the previous variance requests for St. Francis and Gilmore. In both requests, the size variances were granted but the light for each sign was limited to the wattage output and were required to have timers limiting the hours of operation.

Mr. Nedlik stated they would have no problem installing a timer to control the hours the new sign would be lit.

Mr. Steinbrink opened the meeting for comments or questions from the audience.

Tony Lammers from Colvin Road spoke. He stated he sent a letter for the Boards consideration. He indicated he has no problem with the sign itself, does not feel the lighting is necessary and would not want it to be lit. Discussed the amount of lighting currently located on the building.

Barbara Leirvik from Glen Echo Lane spoke. She explained some current lighting that is coming into her bedroom from somewhere at night and keeps her awake.

Mr. Nedlik stated he would be happy to meet with the residents around the school to discuss any current building lighting issues.

Jamie Carracher from Colvin Road spoke. He stated their property abuts the school property and would appreciate working with school regarding the existing building lighting.

Ron Leirvik from Glen Echo Lane spoke. He asked if the lighting variance is going to be granted, please require a timer to be installed in order to limit the hours the sign is lit.

Mr. Nedlik stated if the sign lighting is an issue; the district would be willing to eliminate that from the proposed new sign.

Mr. Hunt explained two different variances need to be considered, one for the sign size above the six square feet and the other to allow the sign to be lit. Each variance should be considered separately.

Mr. Broome reviewed the *Variance Worksheet* for the sign size variance request.

After further discussion, a motion was made to grant a 21.5 square foot sign size variance as requested and as indicated in the drawings submitted for review.

Motion by: S. Broome 2nd: C. AuWerter

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

Mr. Steinbrink asked if Mr. Nedlik if he would like the Board to consider the sign lighting variance request. If not, he should withdrawal the request.

Mr. Nedlik stated he would like the sign lighting request be withdrawn. They will reconsider and request at a later date if necessary.

A discussion was held regarding prohibiting recreational use cannabis businesses within the Village.

Mr. Hunt explained the current Ohio law regarding business of this type. He stated the Villages current ordinance only addresses medical use cannabis businesses. The current ordinance would need to be revised or a new ordinance created if Council decides to regulate or prohibit this type of use. Would recommend Council approve a 6 month moratorium at the June meeting until everything is reviewed, discussed, and approved. Does not anticipate the Village would receive any zoning requests for this type of business.

Refer to audio recording for additional detail.

There being no further business the meeting was adjourned at **5:50 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary