

**CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
August 21, 2024**

Time: 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. Pilato, Mr. Ferraro, Mr. Shellko, Mr. Ioffreda, Mr. Scott

ADMINISTRATIVE:

- Approval of Minutes
 - a. Case 702-703

NEW BUSINESS:

- Case #704 –** Bill Hamilton with Northcoast Signworks
On behalf of Villa Lago Subdivision
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for an area variance for the Villa Lago subdivision off Highland Road. The variance request is to section 1179.07(g): there shall be a maximum of two signs to identify a residential project, whether single or multifamily. The applicant is requesting a variance to have two signs instead of one.

If you approve of the above-mentioned use of said property, or, if such use is thought by you to be injurious to your premises or contrary to the public interest, please file a statement by letter or email stating your viewpoint to the Building Department no later than **two** business days before the meeting. You may also contact the Building Department at 330-468-8364. All public comments received to the City will be discussed during the meeting.

If you know of any affected property owners who may be interested, but who may not have read this notice, please inform them of this meeting.

If you are not interested in this matter, please disregard this notice.

-Macedonia Board of Zoning and Building Code Appeals



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Sign Variance Request for Villa Lago Subdivision
For Consideration by the Board on August 21, 2024
Cc: Mayor Molnar, Nino Monaco, Rachael Gambatese
Date: July 15, 2024

Applicant: Bill Hamilton, Northcoast Signworks

Location: Villa Lago Subdivision, Dennis Dick, HOA President

Zoning: R-1 Residence District

REQUEST I: Applicant is requesting an “*area variance*” to allow two (2) Villa Lago Subdivision entrance identification signs when the maximum is one.

Standards: **Ordinance 1179.07(g)**
Requirements for Residential Subdivision/Project Identification Signs
(g) There shall be a maximum of two (2) signs to identify a residential project, whether single or multi-family. Two (2) signs are only permitted when the development contains two separate entrances.

Findings: Villa Lago has one entrance, and therefore, entitled to one sign. See attached City Planner Memo and Planning Commission Minutes.

Board’s Action: The Board is to consider the applicant’s request for an area variance as to Section 1179.07(g) allowing two (2) Villa Lago Subdivision entrance identification signs when only one sign is permitted.



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**CITY OF MACEDONIA
BUILDING DEPARTMENT**

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
MACEDONIA ZONING BOARD OF APPEALS**

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: Villa Lago Development off of Highland

Nature of Request: Qty of two, single sided entrance signs.

Applicant Name or Agent Therefore: Bill Hamilton, Northcoast Signworks

Applicant Address: 5040 Richmond Road, Bedford Hts, Ohio, 44146

Applicant Phone: (216) 342-5050 Applicant Email: bhamilton@northcoastsignworks.net

Property Owner Name: HOA - Dennis Dick President
(if different from applicant)

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Email: _____

SIGNATURE OF APPELLANT.
(AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)

 Date: 07/15/2024

By my signature, I attest to the accuracy of all statement on this form

OFFICIAL USE ONLY

Received Date: _____ Case Number: _____

Variance Requested: _____

**The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month
in Council Chambers at Macedonia City Hall located at 9691 Valley View Road.
Meeting dates are subject to change.
Contact the Building Department at (330) 468-8364.**

PRELIMINARY DRAWING

VILLA LAGO SIGNS

HDU WITH HANDCARVED BACKGROUND AND ADD-ON EXTREIOR PVC ELEMENTS



5040 Richmond Rd.
Bedford Heights, Ohio 44146
(216) 342-5050
northcoastsignworks.net

CLIENT: VILLA LAGO
CONTACT: DEVELOPMENT
PROJECT: NEW OUTDOOR SIGNAGE
COMMENTS:

DRAWN BY: **BILL HAMILTON**

Approved As Is Approved With Changes Not Approved

Client Signature _____
AUTHORIZED SIGNATURE REQUIRED

Date

Design documents including, but not limited to, sketches/comps, designs/drawings, photo renderings, fabrications/engineering drawings, and all other creative documents are the exclusive property of Northcoast Signworks. Client is granted usage rights per specification, upon full payment of all fees. Copyright © 2024 Northcoast Signworks. All rights reserved.

Version: 01

Date: 04/19/2024

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CITY OF MACEDONIA
BUILDING DEPARTMENT



NOTE:

- *SIGNS TO BE MADE OUT OF 1.5" HDU WITH RAISED LETTERS AND BORDER(S).
- *SIGNS TO HAVE A HANDCARVED BACKGROUND.
- *ADDITIONAL EXTERIOR PVC ELEMENTS.
- *SIGNS ARE APPROX 20.25 SQ FT.

COLORS:

*ALL TO BE ONE SHOT LETTERING ENAMELS

- 199-L BLACK
- 111-L BRASS
- 101-L WHITE

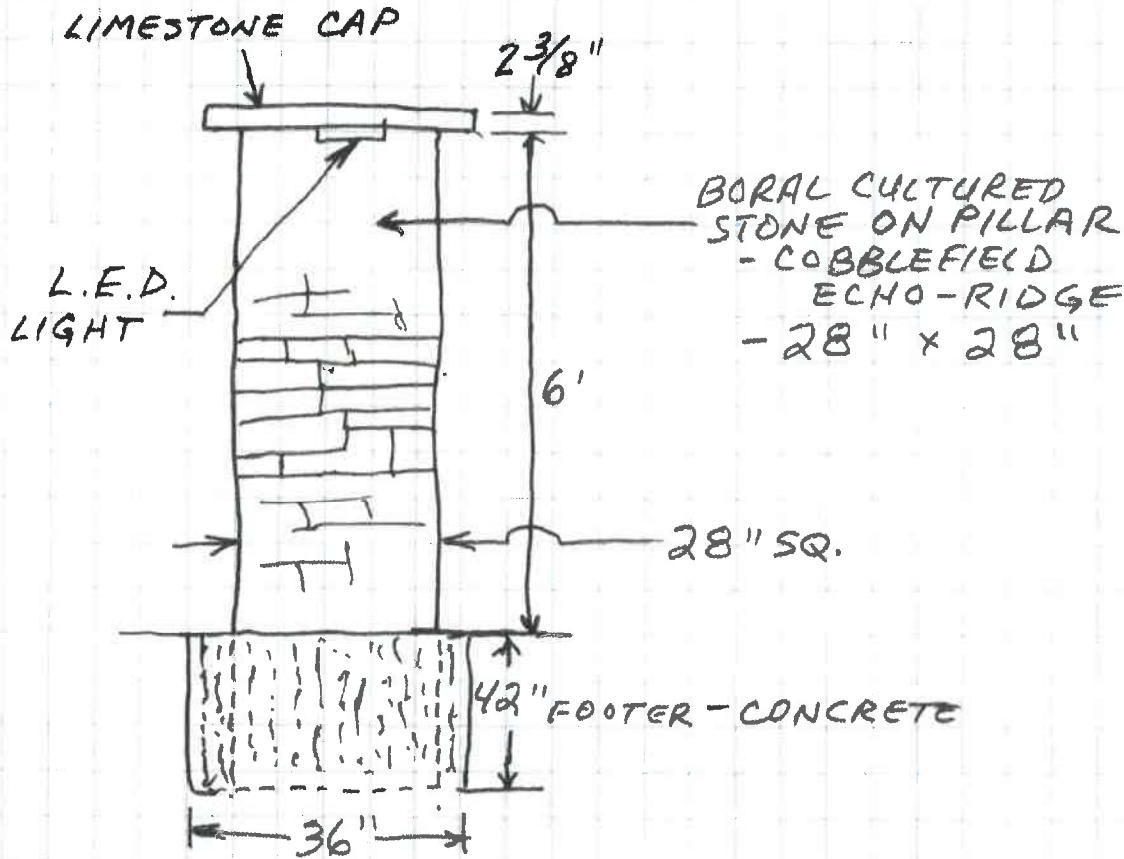
LOCATION ON SIGNS
TO BE 20 FT FROM
CURB.



VILLA LAGO HARDSCAPE PLAN

4-17-24

(2) PILLARS PER ENTRANCE SIDE
(4) TOTAL



NOTE: SIGN BETWEEN PILLARS IS SUPPORTED BY (2) 1 1/2" x 1 1/2" x 96" ALUMINUM POSTS. POSTS ARE IMBEDDED INTO PILLARS.

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Villa Lago – Ground Signage Replacement

DATE: June 1, 2024

The applicant is proposing to replace the existing subdivision identification signs for the Villa Lago Planned Unit Development located at East Highland and Villa Lago Drive. The property is zoned Residential Planned Unit Development. I have reviewed an application (and supplemental materials) dated April 29, 2024 in connection with this request and offer the Planning Commission the following comments for their consideration:

Analysis

1179.07 (g) of the Code sets forth the standards for subdivision identification signage. Specifically, the requirements are provided below (with my comments in **bold font**).

- (1) There shall be a maximum of two signs to identify a residential project, whether single or multi-family. Two signs are only permitted when the development contains two separate entrances. **ACTION ITEM: Two signs currently exist for the Villa development on opposite sides of the entrance road. However, the development does not contain two separate entrances and therefore only one identification sign is permissible.**
- (2) The maximum area shall be 24 square feet, exclusive of the sign supports or wall. The overall maximum area of the sign shall not exceed 50 square feet, inclusive of the sign supports or wall. **ACTION ITEM: The sign is proposed to be approximately 20.2 square feet and attached to six-foot-tall brick columns. The brick columns are detailed at 28 square feet each, which total 76.2 square feet when added to the 20.2 square foot sign. Therefore, the columns need to be revised to maintain compliance with the maximum of 50 square feet for the total sign area.**
- (3) Signs must only contain channel letters and cannot be cabinet style signs. The use of dynamic displays for residential developments is prohibited. **ACTION ITEM: None, the sign is made from high density urethane with raised letters.**
- (4) Signs can be illuminated by ground lights directed at the sign message. Landscaping must be integrated into the signage design and approved by the Planning Commission. **ACTION ITEM: None, the sign contains directed spotlights in a landscape bed.**
- (5) Signs, inclusive of their supports and columns, cannot exceed eight feet tall. **ACTION ITEM: None, the sign with columns is six feet tall.**

- (6) Signs shall be set back at least five (5) feet from the right-of-way and from the pavement of an entrance/exit drive. All signs shall be placed so as not to obstruct: sight lines for motorists or pedestrians; fire lanes, exits or standpipes for emergency-response vehicles; or any window such that light and/or ventilation is reduced below minimum standards required by any applicable law or building code. **ACTION ITEM: The sign is proposed to be located 20 feet from the curb, which complies with the Code. Confirmation that the sign is setback at least five feet from the right-of-way is needed.**

Conclusion

The existing signage is nonconforming because there are two signs for the development that only contains one entrance. Elimination of one sign is necessary to comply with the Code. Moreover, the total area of the sign exceeds the maximum permissible 50 (columns and sign) square feet and therefore must be revised to comply with the standards. Otherwise, the applicant can seek variances from the Board of Zoning Appeals.

If you have any questions or need additional information, please feel free to contact me.

**MACEDONIA PLANNING COMMISSION
JUNE 17, 2024
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:30 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Cox, and Ms. Meske
City Planner: Mr. Frantz
City Fire Inspector: Mr. Kalish
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Monaco

APPROVAL OF THE APRIL 29, 2024 PUBLIC HEARING MINUTES.

Mr. Cox motioned to approve, Mr. Roberts seconded, and all were in favor.

APPROVAL OF THE MAY 20, 2024 PUBLIC HEARING MINUTES.

Mr. Cox motioned to approve, Ms. Meske seconded and all were in favor.

APPROVAL OF THE MAY 20, 2024 PLANNING COMMISSION MEETING MINUTES.

Mr. Cox motioned to approve, Mr. Wallenhorst seconded and all were in favor.

PROPOSED SIGNAGE FOR SUMMIT POINT LOCATED AT 9633 VALLEY VIEW RD.

Ms. Shannon with Vision Co. was present and gave an overview of the project. Mr. Frantz made his comments. There was much discussion of the architecture including the inset part and if it could be replaceable. An aluminum inset with raised letters and a sandstone background color was discussed. Mr. Westbrooks motioned to continue to the next meeting, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE FOR THE SUBDIVISION VILLA LAGO.

Mr. Span was present. Mr. Frantz made his comments. It was determined that the current signage is legal non-conforming, and if replaced, must comply with the current code 1179.07 (g). Mr. Frantz stated that the code was amended 5 years ago. Mr. Roberts noted that the walls of the current signage were changed without the Planning Commission's approval and without a permit. Mr. Frantz commented that if they wanted to have 2 signs that they could apply for a variance. Mr. Westbrooks motioned to continue the proposal to the August meeting for the applicant to address the comments on the City Planner's memo, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE FOR B&B THEATERS LOCATED AT 8161 MACEDONIA COMMONS BLVD.

Mr. Garner was present and gave an overview of the project. Mr. Frantz made his comments. The signage was discussed with and without the crest and the size of the crest. Mr. Roberts questioned the man doors and exit ramps on the front of the building. The architecture of the exit ramps were discussed. Mr. Frantz suggested screening the ramps. Mr. Westbrooks motioned to continue to the July meeting for the applicant to address the signs, the City Planners memo, and the ramp changes, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE AND AWNINGS/CANOPYS FOR APPLEBEE'S LOCATED AT 7159 MACEDONIA COMMONS BLVD.

The applicant was present and gave an overview of the project. Mr. Frantz made his comments including that the work has already been completed without being approved by Planning Commission and without a permit. Mr. Wallenhorst discussed the arches over the door including the drainage and snow load and

asked that it be submitted to the Building Department. The applicant stated that he would not install the new signage until the awnings with the apples were removed. Mr. Westbrook motioned to approve the proposal with contingencies 1) the returns are bronze 2) the loading calculations are submitted to the Building Department for the canopies 3) All unapproved awnings in violation are removed and all other awnings proposed must go to the Planning Commission for approval, with no permit being issued until all violation issues are resolved. Mr. Cox seconded and all were in favor.

PROPOSED SIGNAGE AND EXTERIOR SITE MODIFICATIONS FOR DUNKIN DONUTS LOCATED AT 815 E. AURORA RD.

Mr. Scott was present and gave an overview of the project. Mr. Frantz made his comments. There was much discussion of the awnings/canopies and the goose neck lighting. Mr. Frantz stated that if the awning were replaced, they needed to be replaced with metal awnings. Ms. Meske questioned what the inside of the building would look like if the awnings were removed. Mr. Wallenhorst motioned to approve the Dunkin signage as submitted with the existing awnings on the sides to be re-skinned, they can be orange, but need to be metal, goose neck light fixtures can be removed and at the main entry, the proposed awning or canopy be approved as submitted with the can lights shining down at the door as long as the bricks can be patched appropriately, the sconces on either side of the door can be removed, calculations for the canopy to be submitted to the Building Department for review, Ms. Meske seconded and all were in favor.

PROPOSED LOT SPLIT LOCATED AT 480 E. HIGHLAND RD.

Mr. Gutoskey and Ms. Lapine were present. Mr. Gutoskey gave an overview of the lot split. Mr. Frantz made his comments including that the City was concerned about the amount of storage already on the property. Ms. Lapine stated that most of the land is under contract with the land conservancy, and some of the land is usable, saleable land. The land is already being used by the applicant. Mr. Gigliotti asked what the property was going to be used for, and the question was not answered. There was much discussion of the storage already being used on the property. The Building Commissioner commented that he's afraid if it's approved with the storage that's on there currently, the owner will continue to do so. Ms. Lapine stated that she was not aware of the storage until recently. Mr. Cox motioned to approve as submitted, Mr. Westbrook seconded and all were in favor.

PROPOSED PARKING LOT FOR MOMENTUM CHURCH LOCATED AT 1717 E. AURORA RD.

Mr. Westbrook motioned to continue to the next meeting at the applicant's request, Mr. Cox seconded and all were in favor.

MR. WESTBROOKS PAUSED THE MEETING FOR A BREAK.

THE MEETING RESUMED

PROPOSED FINAL PLAN REVIEW FOR A NEW HOTEL LOCATED AT 20 GIRL SCOUT WAY.

Mr. Patel and Mr. Chandat were present and gave an overview of outstanding items. Mr. Frantz made his comments and confirmed that they were there for the building review only and would resubmit for final approval. The outbuilding, trash enclosure and roof details were discussed. Mr. Frantz commented that the view shed should be included with the final submittal. It was determined that a large amount of mature trees were on the property and they would be included in the view shed and that there would be a deed restriction guarantee stating the trees would not be removed. Ms. Meske stated that tree protection would need to be indicated on the final landscaping plan including how they would be protected during construction. The architecture was discussed along with the gables and dormers. The

height of the building was discussed. Mr. Westbrooks motioned to continue to the August meeting, Mr. Cox seconded, and all were in favor.

ADJOURNMENT:

Mr. Roberts motioned to adjourn at approximately 9:03 p.m. Mr. Westbrooks seconded, and all were in favor.

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