

**MEDINA TOWNSHIP
ZONING COMMISSION
WORKSHOP MEETING
September 25, 2012**

Chairperson Alliss Strogin called the workshop meeting of the Medina Township Zoning Commission to order at 7:32 p.m. Permanent Commission members Apana, Overmyer, and Strogin were in attendance. Permanent members Szunyog and Erickson was absent. Alternate Board members Don Kuenzer and Gene Kraus were also present as well as Bill Thorne from the Prosecutor's Office.

The Commission approved the July 24, 2012 workshop meeting minutes as written.

At the last meeting of the Zoning Commission, Mr. Apana brought up that under Section 605 K. read that portable signs or temporary signs are only permitted for going out of business, grand openings/closings or public or institutional events. Therefore inflatable signs, due to the nature of being proposed to be temporary, would only be permitted under these specific circumstances. As a result this section was in conflict with the proposed language for inflatable signs. Mr. Thorne stated that wording under Section 605 K. would then need to be amended as portable and temporary signs were basically addressed together under this section.

Mr. Thorne suggested Section K. Portable Signs should read, "No portable sign, including a sign placed on a vehicle for advertising purposes, shall be placed on the front or face of a building or on any premises for no more than 14 days and shall be ten (10) feet from any road right of way. The three reasons for a portable sign under the current regulation i.e. going out of business, grand openings and public or institutional events needs to be removed because they are content based.

However language would then be needed for temporary signs. It would also need to be determined if inflatable signs would be treated differently then temporary signs. Do temporary signs require a permit? If so, Mr. Thorne said that should be stated under the general regulations for a temporary sign. Mr. Thorne stated that temporary and portable signs could be put together in the zoning regulation if that is what the Township wants to do.

ZI Ridgely stated she felt the two should be separated for clarity purposes. The Commission agreed.

Mr. Thorne stated the issue of how long a temporary or portable sign can be up and if there is going to be any requirement of a time interval between such signs needs to be addressed as well. For portable signs as written, 14 days for a going out of business sign or public institutional event may not be enough time.

Mr. Thorne stated that there could be a separate section on inflatable signs but there would need to be a justification for the time limits placed on any sign including inflatables.

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It was asked if the wording “temporary” could be removed from the inflatable language and just have all the specifications as proposed? Mr. Thorne stated special conditions could be added to the inflatable sign language over and above what is permitted for a temporary sign with justification. He added he assumed the justification would be the potential size and obtrusiveness of such a sign.

It was then asked about balloons. It was stated that currently under the “Movement” section of the code balloons were not permitted. Mr. Thorne responded if someone wanted to put up a small inflatable as long as it did not move or bob around it would be permitted as the proposed language does not say how small an inflatable could be. He also cautioned the Township in making the enforcement of the code burdensome or difficult for the zoning inspector. As long as it does not attract attention by movement then it is ok.

The Commission stated they did propose language for the size and movement of an inflatable sign.

The Commission decided to make a separate section to address inflatable signs like was done with digital message signs.

The new definition of Sign, Inflatable was proposed to read, “A static air filled structure.”

Chair Stogin proposed that there be one section addressing portable signs, another for temporary signs and a third for inflatable signs for clarification purposes.

The Commission then went on to discuss the differences between portable signs and temporary signs and if the definitions should be combined. Mr. Thorne stated if that were done, the reference to an illustration would be needed for clarification as to what constitutes a portable sign and or a temporary sign.

The Commission decided to remove the definition of portable signs in its entirety and change the definition of temporary sign to read, “A sign affixed to a building, structure or placed on the ground constructed of cloth, canvas, fabric, plywood or other light material and designed or intended to be displayed for a limited period of time. See Figure A.

The scenario was brought up about someone owning a delivery business and has a truck with its advertisement on it. Under the current regulations for portable signs that was addressed but if the regulations were going to be removed with the subsequent remove of the definition of portable signs how would that be addressed. Mr. Thorne stated that individual could have their truck parked at the business in a designated parking spot but it could not permanently be parked in front of the building and used as a sign. If so the courts have found that if a truck is permanently parked it does become a sign and would have to meet the zoning code. The vehicle would not meet the definition of a temporary sign.

Mr. Thorne stated the issue is that temporary signs are not just limited to the commercial districts. The way the code is written there is no differentiation of signs between commercial and residential districts.

Section K. Portable Signs would be removed and replaced with Temporary Signs.

It would read, Section 605 K. Temporary Signs- A sign not to exceed 32 sq. ft., including a sign placed vehicles for advertising purposes may be placed on a building or on any premises for not more than 14 days, three times per calendar year (Jan. 1st-Dec. 31st and shall be at least 10 ft. from any road right of way except as otherwise specified in this code. The 14-day period may be contiguous if the property owner so desires. Such signs shall require a deposit in the amount as shown on the schedule of fees Appendix 5. Failure to remove the temporary sign shall forfeit the deposit to the Township.

Then under temporary signs shall be inflatable signs.

Section 605 N. Inflatable Signs

1. Inflatable signage may be authorized as temporary signs. Such signs shall only be permitted in commercial districts. Movement of all or any part of an inflatable sign is prohibited.
2. Frequency:
 - a. Inflatables shall be limited to one per property.
 - b. Inflatable signs shall be limited to 7 days per quarter per calendar year (Jan. 1- Dec. 31). The 7-day periods may be contiguous if the property owner so desires.
3. Inflatables shall require a permit secured by a deposit with the zoning inspector in the amount shown in the "schedule of fees," appendix V. Failure to remove the inflatable sign within 24 hours of the expiration of the permit shall result in the forfeiture of the deposit to the township.
4. Location:
 - a. All inflatable signs are to be ground-mounted. They are prohibited from rooftops.
 - b. Inflatable signs shall be set back from any right-of-way and property lines a minimum of 10 feet plus the height of the sign. (Example: A 14-foot tall inflatable would be set back 24 feet.)
 - c. Inflatable signs placed in parking lots shall not reduce the number of available parking spaces below the required minimum.
 - d. Inflatable signs shall not be placed so as to hinder access by emergency vehicles or services.
 - e. No inflatable sign shall be placed within 600 feet of a Federal Interstate Highway.

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5. Size:

- a. Height shall be measured vertically from the ground to the inflatable sign's highest point; width shall be measured horizontally as the distance between the inflatable sign's widest points. Area shall be determined by multiplying the inflatable sign's height times its width.
- b. Inflatable signs shall not exceed 14 feet in height; nor shall they exceed 75 square feet in area.

Mr. Thorne stated he would review the draft and state if he had any issues regarding the proposed language. If there were no issues, the Commission could decide to set a public hearing. A recommendation from the CPC would be requested accordingly.

MISC.

APA Planning and Zoning Conference will be held on November 16, 2012 in downtown Cleveland. Any board member that wanted to attend would need to obtain authorization from the Trustees.

Having no further business, the workshop was adjourned at 9: 12 p.m.

Respectfully Submitted,

Kim Ferencz
Zoning Secretary


Alliss Strogin, Chairperson