

LAFAYETTE TOWNSHIP ZONING COMMISSION
Regular Meeting
6776 Wedgewood Road, Medina, Ohio
March 2, 2010 @ 7:00 p.m.

Chair Karen Schoonover called the meeting to order at 7:00 p.m. Roll call indicated five members of the Zoning Commission were present: Karen Schoonover, Russ Green, Sherri Meinke, Mike Biskup and Matt Strehle. Dianne Wenslow (alternate). Also present were Dianne Wenslow (alternate) and Zoning Inspector Alliss Strogin.

Minutes

Upon motion by Mike Biskup, duly seconded by Sherri Meinke, the February 2, 2010, regular meeting minutes were unanimously approved as submitted and signed.

Correspondence

The secretary distributed the following items:

- Zoning Permit Report to date
- Listing of ZC, BZA and trustees (complete with e-mail addresses)

Zoning Inspector Report

Zoning Inspector Strogin reported that the Sun & Seed sign on Lafayette Road was still up. She will be providing to the Medina County Prosecutor's Office for the Medina County Common Pleas Court another sworn affidavit to that effect. The Court previously awarded judgment to the township. The property owners were given another deadline by the Court to correct the problem or be subject to contempt of court and/or monetary fine.

New Business

The Board members reviewed the Lafayette Township Zoning Commission 2010 Meeting Schedule and Rules of Procedure. Upon motion by Karen Schoonover, duly seconded by Mike Biskup, the same was unanimously approved and signed.

It was suggested that the Lafayette Township Zoning Resolution be placed on the township website as it would make it convenient for residents to check on-line at their convenience.

Old Business

- (1) The Board briefly discussed the Comprehensive Plan revision. There are concerns relative to the MCDPS listing of "centers of commerce" and where the same were located on the township map. There are also places in the draft revision that the Board believed was in too much detail. It is anticipated that the latest draft revision would be available for the Board to review shortly. In that respect a Workshop was scheduled for March 23, 2010. After the Board completes its review, it will be forwarded to the trustees for further action.
- (2) The Board continued its review and discussion on Signage. The *draft* Computations of Signage is included at the end of these minutes. There was

discussion about “content neutral” signage. There was also discussion about having no “off-premise” signage.

It was suggested that Karen Schoonover and Sherri Meinke work together to draft language that could be used for the balance of this section.

Announcements

- Zoning Commission workshop, Tuesday, March 23, 2010, at 7:00 p.m. at the township hall (for review of comprehensive plan draft revision).
- Zoning Commission Regular Meeting, Tuesday, April 6, 2010, at 7 p.m. at the township hall.
- MCDPS Zoning Workshop, Tuesday, April 27, 2010, at 6:30 p.m. – 8:30 p.m. at the Medina District Library, 210 S. Broadway, Medina

Adjournment

Upon motion by Mike Biskup, duly seconded by Karen Schoonover, it was unanimous that the meeting be adjourned. Adjourned at 8:20 p.m.

Marlene L. Oiler, Certified PP, PLS
Lafayette Township Zoning Commission Secretary

(Note: Minutes approved on 4/6/10.)

(CONTINUATION OF SIGNAGE – DRAFT March 2, 2010)

Note: We had agreed in our discussion about billboards but in looking at Montville's, they actually have a different ORC code listed. We have ORC 519.20 but Montville lists ORC 5516.06 & 5516.061. This needs to be checked out. (Section 409 Non-Accessory Signs - Billboards)

(Replace our Section 404 with Montville's 510.3 Computations as follows with changes:)

COMPUTATIONS. The following principals shall control the computation of sign area and sign height.

A. Determining Sign Area or Dimension.

1. For a sign that is framed, outlined, painted or otherwise prepared and designed to include a background for a sign display, the sign area or dimensions shall include the entire portion within such background or frame.
2. For a sign comprised of individual letters, figures, emblems, logos or elements on a wall, or an irregular shaped freestanding sign, the area of the sign shall encompass the smallest regular, or a combination of regular, geometric shapes that form or approximate the perimeter of all the elements in the display. When separate elements are organized to form a single sign, but the elements are separated by open space, the area shall be calculated by determining one or more geometric forms that comprise the entire display area, including the space between the elements.
3. The area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the sign area shall be computed by the measurement of one of the faces.
4. In the event there is a dispute in determining the sign area or any sign dimension, the Zoning Inspector shall have the responsibility for making such determination. The Board of Zoning Appeals is the final authority.

B. Determining Sign Height. The height of a freestanding sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the newly established grade after construction.

Note: The following goes under the code section dealing with Ground Sign:
The overall sign height shall not be more than 10' from grade level at the site of the sign. No such sign shall be located closer than 10' to the road right-of-way or closer than 20' to any side yard. The placement of such ground sign shall be located in the required landscaping or buffer strip if one is required.