

**THE CITY OF HIGHLAND HEIGHTS, OHIO
PLANNING AND ZONING COMMISSION
REGULAR MEETING – MARCH 27, 2023
MINUTES**

PRESENT: Commissioners Vince Adamus, Brad Hull, Joe Mercurio, Bill Urban; Recording Clerk Susan Olson; Building Commissioner Dale Grabfelder

ABSENT: Commissioner Sean Milroy; Law Director Mike Lograsso; Assistant Law Director Tim Paluf

Chairman Adamus called the regular meeting to order at 7:00 p.m.

MOTION ON THE MINUTES: The Commission dispensed with a reading of the minutes of the public hearing for TurnDev held March 13, 2023. Mr. Urban moved to accept the minutes as written; seconded by Mr. Hull.

FURTHER DISCUSSION: None.

VOTE: Ayes Adamus, Hull, Milroy, Urban; abstain Mercurio. Motion carried.

MOTION ON THE MINUTES: The Commission dispensed with a reading of the minutes of the regular meeting held March 13, 2023. Mr. Urban moved to accept the minutes as written; seconded by Mr. Mercurio.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

**SUBJECT: TURNDEV, 625 ALPHA DRIVE
PZ23004 VARIANCE TO ALLOW SELF-STORAGE UNITS WITHIN A WHOLLY
ENCLOSED BUILDING IN A P-C-M DISTRICT**

The public hearing for this matter was originally scheduled for tonight's meeting and was later rescheduled for April 10, 2023 to allow the City to have legal representation present. Ms. Olson will mail a second public notice according to code to advise the new hearing date.

**SUBJECT: HIGHLAND LANDSCAPING, 5860 WILSON MILLS ROAD
PZ23008 VARIANCE TO ALLOW PROPOSED GROUND SIGN TO EXCEED
MAXIMUM SIGN AREA ALLOWED BY CODE**

George Dragon, CESCO Imaging, P.O. Box 234, Ashtabula, Ohio 44005, appeared before the Commission to request a variance for a proposed replacement ground sign to exceed the maximum sign area allowed by code for Highland Landscaping, located at 5860 Wilson Mills Road, Highland Heights, Ohio 44143.

Mr. Dragon said the existing 59 square-foot ground sign is very old and will be replaced with a modern, LED internally illuminated ground sign located in the same footprint as the old sign. He submitted a site plan and renderings for the proposed sign that measures 6'6" high by 8'8" wide for a total of 56 square feet. The sign complies with the maximum allowable sign height of 7 feet. The top of the sign will be a reader board with four lines of changeable 6" tall letters and

the bottom of the sign will have the company name and address. There are no visibility issues affecting traffic on the street. A variance of 24 square feet is required from the maximum allowable sign area of 32 square feet to allow a sign area of 56 square feet. Building Commissioner Grabfelder said he will check to see if a variance was issued in the past for the 59 square-foot old sign that exceeds the maximum allowable sign area by 27 feet.

Mr. Adamus advised a public hearing will be held April 10, 2023.

ADJOURNMENT: There being no further business before the Commission, Mr. Adamus asked if anyone wished to make a motion to adjourn the meeting. A motion was made by Mr. Urban to adjourn the meeting; seconded by Mr. Mercurio. Ayes all; motion carried. Mr. Adamus declared the meeting adjourned at 7:06 p.m.

Susan M. Olson, *Recording Clerk*

Vince A. Adamus, *Chair*