

BEFORE THE CONCORD TOWNSHIP, OHIO, BOARD OF ZONING APPEALS

March 11, 2009

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Blair Hamilton, Chairman
Gordon Hanford, Vice Chairman
Richard Smith
Claudia Hemphill
James Rowe

Also present:

Kathy Mitchell, Board of Zoning Appeals Secretary,
Zoning Inspector

King & Melton Court Reporters

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3 CHAIRMAN HAMILTON: Good evening. I would like to
4 welcome everyone to the Wednesday, March 11, 2009, meeting of
5 the Concord Board of Zoning Appeals. The meeting is now in
6 session. I would like to introduce my fellow Board members.
7 To my far left is Gordon Hanford, Claudia Hemphill. I am Blair
8 Hamilton. Jim Smith — I am sorry — Richard Smith and Jim
9 Rowe. Thank you. And to my far right is Kathy Mitchell.

10 All audience members intending to speak before the
11 Board must be sworn in. If you will be speaking tonight,
12 please stand and raise your hand. Do you swear that the
13 testimony you present to the Board of Zoning Appeals will be
14 the truth, the whole truth, and nothing but the truth?

15 (Speakers responded affirmatively en masse.)

16 CHAIRMAN HAMILTON: Thank you. Please be seated.

17 It takes a quorum of the Board, that is three votes,
18 to approve or deny each variance. If your request for variance
19 is denied, you have the right to an appeal. Kathy can help you
20 with the details if you choose to pursue this option.

21 Kathy, were the public notices published in a timely
22 manner?

23 MS. MITCHELL: Yes, they were.

24 CHAIRMAN HAMILTON: The first item on the agenda is a
25 continuation of Appeal 0109-945, Karlsberger, on behalf of Lake
26 Hospital Systems, Inc., LHS, proposes to construct the
27 following signs at LHS's new TriPoint Medical Center located at
28 7590 Auburn Road, GB, Gateway Business District, with specific
29 variances from Section XXX of the Concord Township Zoning
30 Resolution, as follows:

31 A. Signs Number 5, 9, 13, 23, 29, 34, and 35,

1 freestanding pylon signs, are proposed along interior aisles
2 throughout the site. Proposed signs have been reduced to 60
3 square feet from initially set 97.5 square feet, with a reduced
4 height of 12 feet from the initial 15 feet. Variances are
5 requested for the type and number of freestanding signs
6 allowed, Section 30.04 C.1. Sign 32, previously proposed, has
7 been removed from consideration.

8 Do we have anyone wishing to speak in favor? If you
9 would please reconfirm that you were sworn in.

10 MR. SCHULTZ: Yes. My name is Paul Schultz from
11 Karlsberger Architects and I have been sworn in.

12 CHAIRMAN HAMILTON: Thank you, Paul.

13 MR. SCHULTZ: This is our second trip here for
14 these. And after our first trip, we took the comments of the
15 Board back and revised some of our signs. We reduced,
16 actually, eliminated some of the signs, too. What I would like
17 to point out as we go forward — I think you may have the new
18 site plan available — the ones that are grayed out have been
19 deleted. So in reference to some of the comments that came
20 from the meeting last month, we did go back and get rid of some
21 things, whatever we felt we could.

22 These particular signs, the ones that were tabled
23 from last time, are the actual red dots on the internal part of
24 the site. The initial request was for a 15-foot sign. We've
25 gone and reduced it down to 12. And in doing so, I would like
26 to present this, also. This is the relative scale difference.
27 That's the 12 and that's what we're proposing right now. We
28 have reduced them quite a bit.

29 We have gone through and took an analysis of, well,
30 do we really need every single one of these? And, yes, we do.

1 So we feel we've made an effort to really bring these down in
2 scale and, you know, we would like to request a variance for
3 the quantity, basically.

4 Any questions?

5 CHAIRMAN HAMILTON: Questions from the Board?

6 Just as a note, I was able to view last month's
7 meeting and was able to study the minutes from the meeting, so
8 I am fully versed on the, where we stand at this point. I
9 would like to just read the actual text from the, from the
10 zoning:

11 "30.04, Commercial, Manufacturing and Research
12 Districts, Freestanding Signs, Section C: Suburban or regional
13 shopping centers of 20 acres or more are designated as a type
14 of urban plaza. Each such urban plaza may be identified by no
15 more than one single freestanding sign per major right-of-way.
16 Each such sign shall have a total of no more than 150 square
17 feet per face and shall be limited to 35 feet in height and set
18 back from a road right-of-way sideline not less than 125
19 percent of sign height and not closer than 50 feet to any
20 adjoining lot line."

21 Realizing that we're dealing with the case of the
22 hospital here, we need to strike a balance between that zoning
23 requirement and what works best for the community and the
24 hospital, just as a comment. Our consideration here is the
25 number of signs, type of signs, not the size of the signs.

26 Must be questioned out from last month.

27 MR. HANFORD: Yes.

28 MS. HEMPHILL: Yes.

29 CHAIRMAN HAMILTON: Hearing no questions, is there
30 anyone else wishing to speak in favor of the variance? Seeing

1 no one, do we have anyone wishing to speak against the
2 variance? Again, no one. I think we can close this portion of
3 the public hearing and I will entertain a motion.

4 MR. ROWE: So moved.

5 MR. HANFORD: Second.

6 CHAIRMAN HAMILTON: Moved and seconded. And
7 discussion?

8 MR. SMITH: Notwithstanding, Mr. Chairman, that the
9 size of the signs is not part of the variance request, I will
10 note for the record that Item Number 2 of 30.04 C talks about
11 on-premise, freestanding on-premise signs and the maximum area
12 being 40 square feet per face.

13 One question I do have, Kathy, the 60 square feet, is
14 that per face or is that double-sided?

15 MS. MITCHELL: Per face.

16 MR. SMITH: 60 foot per face, okay, so that's 20
17 square feet over what would be allowed as far as area goes. I
18 understand that's not part of this variance request. I am just
19 making this as a point of discussion for the record. So that's
20 20 square feet more than what would normally be allowed as a
21 sign.

22 That's all I have, Mr. Chairman. Thank you.

23 MR. SCHULTZ: May I speak?

24 CHAIRMAN HAMILTON: Sure, you can comment.

25 MR. SCHULTZ: Just a comment, as a comparison. I
26 know we had talked about this last time. That's a 14-foot sign
27 that's currently out there. So, one, we're two foot shorter
28 than this sign.

29 The other item I'd like to point out is, given the
30 type of property we have here and the function of it, the

1 hospital, the emergency functions, and the need to get people
2 where they need to be, we're a little concerned about trying to
3 get down too small. And that sounds like a strange statement
4 but you have to realize that people are coming in, usually, in
5 a state of distress. Your goal is to have some regularity to
6 your sign types, to have some readability and consistency. We
7 also want these things up high enough so that they're not
8 looking down in the dirt for them.

9 So we've gone back from the last month's comments.
10 We've made a significant change to those signs. We realize
11 they're still bigger than, you know, the 40 square feet; but
12 we're concerned about, as we get down too much more, you're not
13 going to get what you need out of these signs.

14 CHAIRMAN HAMILTON: Thank you.

15 MS. HEMPHILL: I appreciate the fact that you've made
16 them smaller and I agree that you need a sign at each driveway.

17 MR. SCHULTZ: Thank you.

18 MS. HEMPHILL: Because they aren't going to know
19 where they're at unless you do.

20 MR. HANFORD: It's my feeling that we're not looking
21 at a mall, we're looking at a hospital, and people are in
22 duress. You're looking at senior citizens. Even though I
23 consider myself a senior citizen, I have good eyesight. You're
24 still under duress. Who knows where you're going when someone
25 is ill. That's why I feel, even though this does fit over the
26 square footage, under duress, you need that sign. That's just
27 my own feeling.

28 CHAIRMAN HAMILTON: Very good. Other discussion?

29 MR. ROWE: Not — no.

30 CHAIRMAN HAMILTON: Kathy, would you please call the

1 roll?

2 MS. MITCHELL: Mr. Hanford?

3 MR. HANFORD: Yes.

4 MS. MITCHELL: Mr. Rowe?

5 MR. ROWE: Yes.

6 MS. MITCHELL: Mr. Smith?

7 MR. SMITH: No.

8 MS. MITCHELL: Ms. Hemphill?

9 MS. HEMPHILL: Yes.

10 MS. MITCHELL: Mr. Hamilton?

11 CHAIRMAN HAMILTON: Yes. Appeal 0109-945 is
12 approved.

13 Item 2 on the agenda is Appeal Number 0209-946,
14 Karlsberger, on behalf of Lake Hospital Systems, Inc., LHS,
15 proposes to construct the following signs at LHS's new TriPoint
16 Medical Center located at 7590 Auburn Road, GB, Gateway
17 Business District, with specific variances from Section XXX of
18 the Concord Zoning Resolution, as follows:

19 And we will — There are A, B, and C items here. We
20 will address each of these and vote separately.

21 Item A. Sign Number 38, freestanding monument sign
22 is proposed on Auburn Road near the northern edge of project
23 boundary, name and address identification. The proposed sign
24 has been resubmitted and reduced to 142.5 square feet from 162
25 square feet, with a reduced height of 13 feet 8 inches from the
26 initial 15 feet. Variances are requested for the type and
27 number of freestanding signs allowed, per Section 30.04 C.1,
28 which we earlier read into the record.

29 Speaking in favor of the variance?

30 MR. SCHULTZ: Okay. Again, after the commentary last

1 month about this sign, we went back and it was, basically, a
2 foot taller than where it should have been in height. There
3 was some discussion about relative size and location. We went
4 back, we got the thing down to within the square footage and
5 height requirements.

6 This particular sign is, again, an identifier as you
7 turn onto Auburn Road from Route 44. This gives you your first
8 sense of, okay, where is TriPoint Medical Center? Do
9 understand that just before this sign we have a great big sign
10 for UH, so you have to identify which property. This is a
11 property identifier for us.

12 And, again, we went back and reduced the sign size,
13 square footage and height, to get back to, I think, what the
14 Board was trying to tell us last month felt was more
15 appropriate.

16 CHAIRMAN HAMILTON: Questions?

17 MR. ROWE: I don't — I am sorry. I don't have any
18 questions.

19 CHAIRMAN HAMILTON: I will comment, just along with
20 size, it was number of signs, probably, also was the issue for
21 the Board.

22 MR. SCHULTZ: Well, yeah. I mean, hospitals don't
23 fit very well into most zoning codes, so you will run into
24 that.

25 CHAIRMAN HAMILTON: Any other questions? Very good.
26 Anyone else wishing to speak in favor of the variance?

27 MR. ROBINSON: I'm Gary Robinson, vice president at
28 the hospital. I have been sworn in. I just wanted to comment
29 on this sign one more time because I know there may be a
30 feeling that it's a frivolous, sort of, not-needed sign. And,

1 right now, in the winter when there is no leaves on that tree,
2 when you come around the corner you can clearly see the
3 hospital. But when there were leaves on the tree in the
4 summer, you could not see the hospital until you got up around,
5 sort of, McDonald's.

6 And this sign would be exactly located where the big
7 blue sign out there right now that says "Your future state-of-
8 the-art hospital." Oh, that's great. Thank you.

9 MR. SCHULTZ: It will be approximately right there.
10 As you turn off of 44, that's what you have.

11 MR. ROBINSON: So I think, you know, if there wasn't
12 another facility there that is referred to, it just has been
13 referred to as "the other hospital," and the name University
14 Hospitals, we do think could be confusing, particularly for
15 seniors. You know, your doctor says, "Go to the hospital.
16 It's on the corner of 44 and 90." And they wind up, they get
17 there, there is a sign that says "Hospital," "University
18 Hospital," that, you know, they might turn into there.

19 So we wanted another location right when you turn the
20 corner to be able to tell those folks that there is another
21 facility. So we didn't see it as, you know, just a statement
22 but really a functional purpose.

23 CHAIRMAN HAMILTON: Thank you. Do we have anyone
24 else wishing to speak in favor of the variance? Seeing none,
25 anyone wishing to speak against the variance? Again, no one.
26 Any further questions?

27 MR. HANFORD: Yeah, I do have one more question. On
28 that sign, we found out when we were talking with UH that's —
29 I don't know what word they used but, basically, it's a daily
30 thing, go in there for daily services, not on a 24-hour basis

1 emergency care.

2 MR. SCHULTZ: As an outpatient facility?

3 MR. HANFORD: Yes. Yours is a full 24-hour, 7 days a
4 week, all around the year, right?

5 MR. SCHULTZ: Yes.

6 MR. HANFORD: It just occurred to me when I was
7 looking at this yesterday, getting back from Florida — It was
8 nice down there — but I was looking at this and I thought,
9 "Why don't they put a 24-hour service on that?" I mean, are
10 people going to see you any differently than UH when they look
11 at one sign? And then, depending on whether this is approved
12 or not, does this sign indicate to them that that's the
13 hospital if it's after hours? I am still concerned about this
14 daily thing versus 24 hours.

15 MR. SCHULTZ: Well, I think, part of the concern is
16 when you look at UH, it's University Hospitals. People see the
17 word "hospital" and, yeah, they're going to turn right in there
18 because they see the word.

19 So are you asking, should we actually say the word
20 "hospital" on here or add more to it?

21 MR. HANFORD: Well, no. The question here is,
22 looking at this sign and it's after hours and, again, you were
23 saying you would like to have the sign because they turn into
24 University Hospital because the doctor said, "Go to the
25 hospital," or someone said, "Go to the hospital," and they turn
26 into UH and it's not even open at 8:00 at night or 9:00 or
27 whatever.

28 MR. SCHULTZ: Yeah.

29 MR. HANFORD: I am just wondering, are people going
30 to be confused by, with just seeing "Lake TriPoint Medical

1 Center" and not the word "hospital"? Or I don't know how you
2 get that across. It seems like there is going to be confusion
3 between the two hospitals in an emergency-type situation.

4 That's my question.

5 MR. SCHULTZ: Well, unless we added something to it
6 that had the emergency —

7 MR. HANFORD: I am not suggesting it. I am saying —

8 MR. SCHULTZ: I understand. It's a good question.

9 MR. HANFORD: Did that come up in the discussion
10 that, you're in a hurry, someone says, "Go to the hospital" and
11 the first thing they see is UH and they go in there and it's
12 closed. Very confusing.

13 So I don't know what anyone else thought about this
14 on the Board.

15 MR. SCHULTZ: I would be curious. Does UH's sign
16 have "outpatient care facility" or anything that doesn't say
17 "hospital" to tone theirs down?

18 MR. HANFORD: We had discussion about what the word
19 actually meant to a person pulling in or into Auburn Road and
20 going to a hospital, so I can't remember what it said on the
21 sign.

22 MS. MITCHELL: "Concord Medical Center" and then
23 "urgent care."

24 MR. HANFORD: Urgent care.

25 MS. HEMPHILL: They say "urgent care."

26 MR. ROBINSON: Yeah, but I think you're making the
27 point. It's our concern, too, because we hear it all the time.
28 I mean, even the trustees referred to it as the two hospitals.
29 We're always trying to clarify that there are quite different
30 services offered at both of those facilities. So your point is

1 well taken. That was the idea, sort of, locating it there. I
2 have other ideas but I don't think University would like that.
3 They can make their signs real small. But, you know, that was
4 exactly our concern and we're trying alleviate that confusion.

5 MR. SCHULTZ: I think what's important is you get the
6 name "TriPoint" out there as fast as you can.

7 MR. HANFORD: "TriPoint" doesn't say "hospital" to me
8 and neither does "medical center."

9 MR. SCHULTZ: Yeah, I know. And maybe part of the
10 culture has to be with the doctors, that they have to say, "Go
11 to TriPoint." That may be part of it. But then if they say
12 that, you've got to get that name out there as soon as you can
13 so, as soon as they make that turn, they've got UH and they've
14 got TriPoint.

15 MR. ROBINSON: At the very least, you want them to
16 know there is another option, that this one that might appear
17 to be the only one on the corner may not be the one that
18 they're needing to go to.

19 MR. HANFORD: That's what we're wondering. I just
20 don't like "TriPoint Medical Center" versus "hospital" versus
21 "urgent care." I just know what's going to happen. Someone is
22 going to see the "H" on the road. They're in a hurry, rushing
23 in. And which hospital are they going to go to, the one that's
24 closed or the one that's open?

25 MR. SCHULTZ: I think another part of that, though,
26 is even if they do make that mistake, they pull into UH, they
27 realize they've gone to the wrong place, they come out, they
28 turn the corner, they look and they see this sign. They know
29 that's the next place. If the sign wasn't there then they
30 would be asking the question, "Well, where is this place?"

1 MR. HANFORD: Yeah.

2 MR. SCHULTZ: So I think, again, it's really
3 important. There is going to be an issue. Somebody is going
4 to be get confused. I wish they didn't. But I think if you
5 don't have that piece out there, that recognition out there, if
6 somebody does make that mistake, comes back out, they don't
7 know where they're going.

8 To get down to the sign that is the front entrance is
9 roughly 320 feet from this sign, a football field. That's, in
10 the middle of the night, you may or may not catch it.

11 MR. HANFORD: Thank you.

12 CHAIRMAN HAMILTON: Thank you. The public portion of
13 the hearing is closed. Do I have a motion —

14 MR. HANFORD: Motion.

15 CHAIRMAN HAMILTON: — for Sign 38 on Appeal 0209—
16 946.

17 MS. HEMPHILL: Second.

18 CHAIRMAN HAMILTON: Second. Thank you. Discussion?

19 MR. SMITH: I think Gordon brings up a good point
20 about the comment about, Where is the hospital? Then again,
21 maybe the education of the doctors to tell their patients, if
22 they're referred there, it's TriPoint Medical Center. However,
23 in an emergency situation, I cut my hand working in the house
24 or something and I'm off to the hospital — of course, it's in
25 Concord. I know where I'm going but, you know, somebody
26 outside might not necessarily know that. So I don't know,
27 maybe look at the wording or something. I don't know.

28 MR. HANFORD: See, if you're looking for an "H" on
29 the highway and rush in, nowhere on that sign does it say "H."
30 It says "medical center."

1 MS. HEMPHILL: We don't get a vote on that.

2 MR. HANFORD: I know we don't get to vote on that but
3 it's more apropos.

4 CHAIRMAN HAMILTON: Let's steer us back to the
5 variance we're talking about.

6 MS. HEMPHILL: I share your frustration.

7 MR. HANFORD: I am just frustrated, that's all.

8 CHAIRMAN HAMILTON: Understood. But we are trying
9 to. Limit it to the type and number of the signs per this
10 request.

11 MR. HANFORD: I understand what we're voting on. I
12 just don't like what we're voting on.

13 MR. ROWE: The last meeting and, again, this meeting,
14 I still feel that sign is superfluous. I've driven around that
15 corner a couple times. And if you miss that building, which is
16 going to have a 70-foot sign across the top of it, I mean,
17 that's not going to be covered by trees. Those trees aren't
18 going to reach that. I mean, that's the thing that's
19 immediately available. I mean, that is a big building and a
20 big sign up on top of it that says "TriPoint Medical Center."

21 I think, if that's the identification that Lake
22 Hospital uses, that's fine. It's an educational situation. I
23 mean, this is going to be in the paper, it's going to be
24 whatever, and the doctors are going to be aware it's TriPoint
25 Medical Center if they're sending someone there.

26 As I say, I don't think that sign — You will be
27 looking at that building long before you catch that sign when
28 you swing that corner because it's quite a distance.

29 MS. HEMPHILL: I think I can change my thinking on it
30 because, as you said, in the middle of the night, if you pull

1 into the urgent care — but their light wouldn't be on in the
2 middle of the night but that doesn't preclude the fact that it
3 says "hospital" — and you come out and you're going, "Now
4 where do I go?" And if you see the sign —

5 MR. SCHULTZ: Well, at that point —

6 MS. HEMPHILL: You're going to go that way towards
7 the TriPoint sign is what I am —

8 MR. SCHULTZ: As you come out —

9 MS. HEMPHILL: They're going to see that.

10 MR. SCHULTZ: That first picture is, I believe, on
11 the corner of the trees.

12 MS. HEMPHILL: Right. You can see that from sitting
13 at the traffic light.

14 MR. SCHULTZ: That's without leaves on it. So you
15 fill those trees in a little bit and you might not catch it
16 without another sign there.

17 MS. HEMPHILL: Right. People don't look up.

18 MR. SCHULTZ: True.

19 MS. HEMPHILL: They look ahead.

20 CHAIRMAN HAMILTON: Further discussion?

21 MR. ROWE: No.

22 CHAIRMAN HAMILTON: Hearing none, Kathy, call the
23 roll, please.

24 MS. MITCHELL: Mr. Smith?

25 MR. SMITH: No.

26 MS. MITCHELL: Ms. Hemphill?

27 MS. HEMPHILL: Yes.

28 MS. MITCHELL: Mr. Hanford?

29 MR. HANFORD: Yes.

30 MS. MITCHELL: Mr. Rowe?

1 MR. ROWE: No.

2 MS. HEMPHILL: Mr. Hamilton?

3 CHAIRMAN HAMILTON: Yes. Item A, Sign 38 of Appeal
4 0209-946 is approved.

5 Item B of Appeal 0209-946, Signs 18, 19, and 21,
6 freestanding pylon signs are proposed along South Drive at
7 secondary entrance points, drives, to the site, emergency,
8 ambulance and patient discharge. Proposed signs have been
9 resubmitted and reduced to 60 square feet from 97.5 square
10 feet, with a reduced height of 12 feet from 15 feet. Variances
11 are requested for the type and number of freestanding signs
12 allowed, again, Section 30.04 C.1.

13 MR. SCHULTZ: Okay. After the discussion last month,
14 these signs originally started out as 15 feet. These were all
15 the ones along South Drive. There is two things that we did.
16 One, we took these down from 15 to 12, which is the 8 and a
17 half by 11 sitting over there. And then as you went all the
18 way down around the corner, we actually took the one that was a
19 loading dock down even further. Just, it wasn't necessary to
20 be that big.

21 So we have three signs as a group, 12 foot tall, same
22 design as the ones internal, sitting right there.

23 To be honest with you, you know, these signs, as you
24 turn the corner from Auburn Road, you have the first sign which
25 was approved last time, that's the 15-footer. We have roughly
26 300 feet to the first sign. You have almost 180 feet to the
27 next sign.

28 There was a lot of discussion about trying to combine
29 the signs. We don't want to do that. These are two very
30 distinct entrances. We have one for the patient drive-up,

1 whoever brings their loved one with them that's bleeding or
2 whatever; and then there is another drive separate for that so
3 we don't have these people crossing paths, which is for the
4 ambulance. That also will have anyone coming from the day
5 care, nursing home, something like that.

6 So they're roughly 180 feet apart. With the type
7 face on there, that is a considerable distance. If you paged
8 from the photographs, that is looking down South Drive just
9 after you turn on. That road right there would be the first
10 drive. Way down there, that would be the second drive. You
11 can see that sign there with the property sale. Some of our
12 lettering isn't going to be much bigger than that. That is a
13 considerable distance.

14 And, again, we took the signs down as far as we
15 thought we could. There was a lot of discussion last time that
16 coming down Auburn Road you're going to be going a little
17 faster than South Drive, but you still have this thing a ways
18 off and we want to get that identifier out there and want to be
19 sure that you're going in the right entrance.

20 Anyway, that's what we have on those. Questions?

21 CHAIRMAN HAMILTON: The only difference I see between
22 Sign 18 and 19 is the Sign 19 designation for the ambulance
23 entrance; is that correct? Otherwise —

24 MR. SCHULTZ: Yes, one is strictly for the
25 ambulance. The second entrance is strictly for the ambulances,
26 the first entrance is for everybody else to come into the ED.
27 They give you direct shots to the door.

28 CHAIRMAN HAMILTON: Questions?

29 MR. SMITH: No question. Thank you.

30 MR. ROWE: One thing, Mr. Chairman. It would seem

1 like why not just address B and C together? I mean, they're
2 all South Drive. I mean, one, they have reduced down to a very
3 minimal size just to identify the service entrance.

4 CHAIRMAN HAMILTON: I would prefer to keep them
5 separate.

6 MR. ROWE: Okay.

7 CHAIRMAN HAMILTON: We're far enough along, I think.

8 MR. ROWE: All righty.

9 CHAIRMAN HAMILTON: Time won't be an issue. We have
10 that next.

11 MR. SCHULTZ: I think it's important that these two
12 signs, along with the one that was approved at Auburn Road, act
13 as a group.

14 CHAIRMAN HAMILTON: Do we have anyone else wishing to
15 speak in favor? Anyone wishing to speak against? Seeing none,
16 no further questions, the public portion of the hearing is
17 closed and I will entertain a motion for Appeal 0209-946,
18 Section B.

19 MS. HEMPHILL: So moved.

20 MR. ROWE: Second.

21 CHAIRMAN HAMILTON: Thank you. Discussion?

22 MS. HEMPHILL: I think it's good.

23 MR. HANFORD: We asked them to drop the signs and
24 they did.

25 MR. ROWE: Yeah, it looks fine.

26 CHAIRMAN HAMILTON: No other comments?

27 MR. HANFORD: No.

28 CHAIRMAN HAMILTON: Kathy, please call the roll.

29 MS. MITCHELL: Ms. Hemphill?

30 MS. HEMPHILL: Yes.

1 MS. MITCHELL: Mr. Hanford?

2 MR. HANFORD: Yes.

3 MS. MITCHELL: Mr. Rowe?

4 MR. ROWE: Yes.

5 MS. MITCHELL: Mr. Smith?

6 MR. SMITH: No.

7 MS. MITCHELL: Mr. Hamilton?

8 CHAIRMAN HAMILTON: No. Item B, Appeal 0209-946 is
9 approved.

10 The next item on the agenda for Appeal 0209-946 is
11 Item C, Sign Number 27. A freestanding pylon sign is proposed
12 along South Drive at a secondary entry point to the site,
13 service drive. The proposed sign has been resubmitted and
14 reduced to 21 square feet from 97 and a half square feet, with
15 a reduced height of 7 feet from 15 feet. Variances are
16 requested for the type and the number of freestanding signs
17 allowed, Section 30.04 C.1.

18 Comments?

19 MR. SCHULTZ: Okay. Again, originally, this sign was
20 grouped as one of our 15-footers. Commentary was made last
21 month about a little excessive. We took this thing down to 7
22 feet, and we referenced that's this particular sign in the
23 packet.

24 We took a few pieces of information, I think, the
25 references to the emergency department were removed, also, so
26 we simplified this sign down. If you've gotten all the way
27 down here, the only thing you're down there for is the
28 emergency department. The grade does drop off quite a bit
29 there, so when you mount this thing, you realize you're
30 probably going to lose a couple feet just because the grade

1 goes down.

2 We pulled off everything we could, tried to make it
3 as small as possible, and that's what we have come up with to
4 try to maintain some consistency with the other sign styles.

5 CHAIRMAN HAMILTON: Questions?

6 MS. HEMPHILL: No.

7 MR. ROWE: No.

8 CHAIRMAN HAMILTON: No questions. Is there anyone
9 else who wishes to speak in favor? None. Is there anyone who
10 wishes to speak against? Again, none. No further questions.
11 The public portion of the hearing is closed. I will entertain
12 a motion for Item C on Appeal 0209-946.

13 MR. ROWE: So moved.

14 MR. SMITH: Second.

15 CHAIRMAN HAMILTON: Thank you. Any discussion?

16 MR. HANFORD: No.

17 MS. HEMPHILL: Good.

18 CHAIRMAN HAMILTON: Kathy, can you please call the
19 roll?

20 MS. MITCHELL: Mr. Rowe?

21 MR. ROWE: Yes.

22 MS. MITCHELL: Mr. Smith?

23 MR. SMITH: Yes.

24 MS. MITCHELL: Mr. Hanford?

25 MR. HANFORD: Yes.

26 MS. MITCHELL: Ms. Hemphill?

27 MS. HEMPHILL: Yes.

28 MS. MITCHELL: Mr. Hamilton?

29 CHAIRMAN HAMILTON: Yes. Item C, Sign 27 for Appeal
30 0209-946 is approved. Thank you.

1 MR. SCHULTZ: Thanks.

2 CHAIRMAN HAMILTON: The final item on the agenda
3 tonight is approval of minutes of the February 11th, 2009,
4 meeting.

5 MR. ROWE: The only thing I could find is page 4,
6 line 15, the word came out "annals" and it should be
7 "animals." Everything else is great. Just had to find
8 something.

9 CHAIRMAN HAMILTON: Any other corrections?
10 addendums? additions? deletions? Nothing?

11 All in favor?

12 MR. ROWE: Aye.

13 MS. HEMPHILL: Aye.

14 MR. HANFORD: Aye.

15 MR. SMITH: Aye.

16 CHAIRMAN HAMILTON: Aye.

17 This concludes the March 11th, 2009, meeting of the
18 Concord Board of Zoning Appeals.

19 (The meeting was concluded at 7:30 p.m.)
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1 STATE OF OHIO)
2)
3 COUNTY OF CUYAHOGA)
4

CERTIFICATE

5 I, Melinda A. Melton, Registered Professional
6 Reporter, a notary public within and for the State of Ohio,
7 duly commissioned and qualified, do hereby certify that, to
8 the best of my ability, the foregoing proceeding was reduced
9 by me to stenotype shorthand, subsequently transcribed into
10 typewritten manuscript; and that the foregoing is a true and
11 accurate transcript of said proceedings so taken as
12 aforesaid.
13

14 I do further certify that this proceeding took
15 place at the time and place as specified in the foregoing
16 caption and was completed without adjournment.
17

18 I do further certify that I am not a friend,
19 relative, or counsel for any party or otherwise interested
20 in the outcome of these proceedings.
21

22 IN WITNESS WHEREOF, I have hereunto set my hand and
23 affixed my seal of office this 24th day of March 2009.
24
25
26
27

28 _____
29 Melinda A. Melton
30 Registered Professional Reporter

31 Notary Public within and for the
32 State of Ohio

33 My Commission Expires:
34 February 4, 2013
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