



Planning Commission
App. No. 075-2015-TA

Zoning Text Amendment Medina Township

Meeting: September 2, 2015
Applicant: Medina Township Zoning Commission
Hearing: To be determined
Amendments: Proposed amendments to the Medina Township Zoning Resolution include Article II, Definitions “patio/courtyard”, § 404.4 Supplemental Regulations, §§ 603 and 605 Signs.
Reviewer: Rob Henwood

Proposed Amendments: (New text is underlined, deleted text is ~~struck through~~ and Staff Comments are in *italics*). This amendment proposed by the Medina Township Zoning Commission intends to amend the Medina Township Zoning Resolution as follows:

1. Modify the existing definition of Patio/Courtyard to include fire pits and outdoor kitchens.
2. Add new subsection D. to Section 404.4 to require new site plan review with changes in ownership or use.
3. Delete the word “banners” from Section 603(E).
4. Add a language to permit a double sided sign at the entrance of subdivision.

1. **ARTICLE II DEFINITIONS**

"Patio/Courtyard" an area that adjoins a dwelling, is often paved, and is adapted especially to outdoor dining, this includes fire pits and outdoor kitchens.

2. **SECTION 404.4 SUPPLEMENTAL REGULATIONS**

D. Change of ownership, change of use to require new site plan submission. *Change of ownership does not warrant a submission of a new site plan. Townships regulate land use not ownership.*

3. **ARTICLE VI SIGN REGULATIONS**

SECTION 603 GENERAL REQUIREMENTS

E. Movement - NO sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. No sign or part thereof shall contain or consist of ~~banners~~, posters, pennants, ribbons...

4. **SECTION 605 ACCESSORY SIGNS REQUIRING A PERMIT**

B. Subdivision Sign - One permanent sign not to exceed 24 square feet, exclusive of decorative walls, fences or base, identifying a subdivision or neighborhood, may be permitted. Such sign shall not exceed 6 feet in height or be located closer than 25 feet to any road right-of-way. One double sided sign shall be permitted at each entrance to a residential development.

D. Service Station Signs - In addition to the other signs permitted by this section, gasoline filling stations may have not more than one unlighted, double-faced accessory sign per Pump Island. Such sign shall have a maximum area of 5 square feet and shall be permanently attached to the pump island. Allowed signage on

canopies is one (1) square foot per one (1) linear foot of canopy, not to exceed sixteen (16) square feet. Previous text does not utilize digits and words when stating numerical values. Either method should be utilized consistently.

- I. Wall, Roof and Awning Signs - In addition to the other signs permitted by this section, each business shall be permitted one accessory wall, roof or awning sign provided the following conditions are met:
 1. Each business whether free standing or occupying one or more units of a multi-unit structure, shall be permitted one wall sign whose dimensions shall be based on the linear measurement of the amount of the.... Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right -of-way. Same comment as above regarding numerical values.

Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to Article II, Definitions “patio/courtyard”, § 404.4 Supplemental Regulations, §§ 603 and 605 Signs subject to Staff Comments.