




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number **Z25-21**

GENERAL	Date of Application _____ Property Location _____ Description of Project _____ _____ _____
CONTACT INFORMATION	Applicant Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ Property Owner Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> TC-OV <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature  _____ Date _____
OFFICIAL USE	Zoning District <u>C-3</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>8/14/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z25-21 Target Wall Signs

Property Owner: Dayton Hudson Corporation

Applicant: Russell Graff

Location: 1015 North Court Street

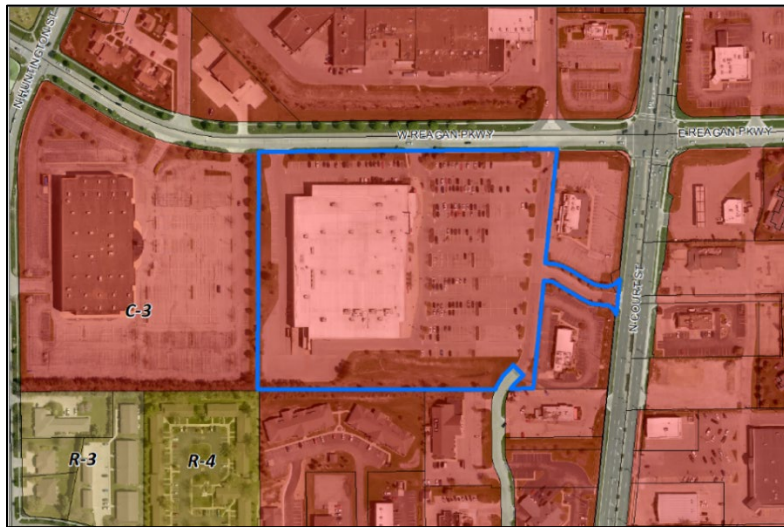
Zoning: C-3 (General Commercial)

Request: Sign Variance to Section 1147.14(d) to allow more and larger building signs than permitted

LOCATION AND SURROUNDING USES

The subject site is composed of 107 acres located on the west side of North Court Street. Adjacent properties contain the following uses and zoning:

- North – Retail and Restaurant (C-3)
- South – Residential (C-3 and R-4) and Restaurant (C-3)
- East – Restaurant (C-3)
- West – Movie Theater (C-3)



BACKGROUND/PROPOSED APPLICATION

The current Target building has two wall signs including the main Target Logo/“Target” sign and a “CVS pharmacy” sign. The “CVS pharmacy” wall sign was permitted by a variance in 1995.

In October of 2022, the Board of Zoning Appeals approved a sign variance to allow four wall signs on the Target building totaling 271 sq. ft. in area, however, the approval expired in October of 2023.

The applicant is proposing the following wall signs on the front (east) facade of the building:

	Sign	Area	Status
1	Target	195.7 sq. ft.	Replacement
2	Order Pickup	24.6 sq. ft.	New
3	Drive Up	77.1 sq. ft.	New
4	CVS Pharmacy	36.6 sq. ft.	Existing – No Change
	Total	335.0 sq. ft.	-

BUILDING SIGN REQUIREMENTS (SECTION 1147.14(d))

Section 1147.14(d) allows building signs in the C-3 district, per the following:

“One permanent building sign (wall, awning, or canopy) on the primary building frontage side of the building unit, not exceeding one square foot in area for each one linear foot of primary building frontage or 300 square feet, whichever is less...”.

Target’s primary building frontage is 339 ft., therefore, one wall sign is permitted at the maximum area of 300 sq. ft.

The proposal incorporates four wall signs with a total wall sign area of 335 sq. ft. The proposal exceeds the one permitted wall sign and the maximum permitted wall sign area of 300 sq. ft.

FACTORS APPLICABLE TO SIGN VARIANCES (SECTION 1107.08(i))

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

- A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;
- B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;
- C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;
- D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;
- E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or
- G. The variance will be consistent with the general spirit and intent of this Ordinance.

APPLICANT’S RESPONSES TO THE FACTORS APPLICABLE TO SIGN VARIANCES

The applicant’s responses to the Factors Applicable to Sign Variances include, but are not limited to, the following:

- A conforming sign would be blocked from the sight of passing motorists as the additional “Drive-Up” and “Order Pickup” signs must be visible to direct customers in the Target parking lot.
- The proposed area increase is appropriate in scale, sized to ensure optimal visibility for customers, and essential for navigating customers on the site.
- The exception will not adversely impact the character of the building or neighborhood as the signs are consistent with Target’s branding and not easily visible from adjacent lots.

FACTORS APPLICABLE TO SIGN VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;

B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;

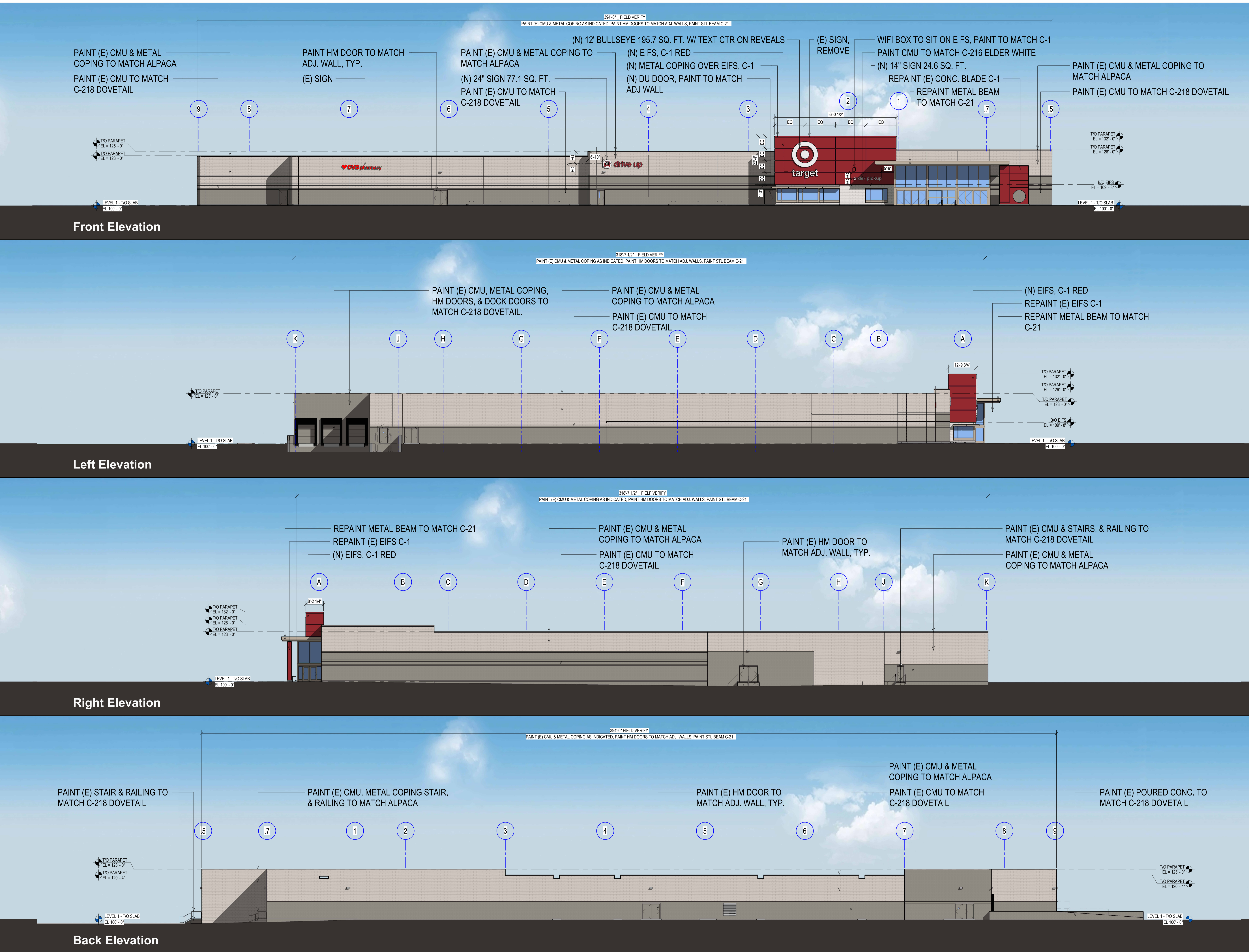
C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;

D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;

E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;

F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or

G. The variance will be consistent with the general spirit and intent of this Ordinance.



COLOR KEY:

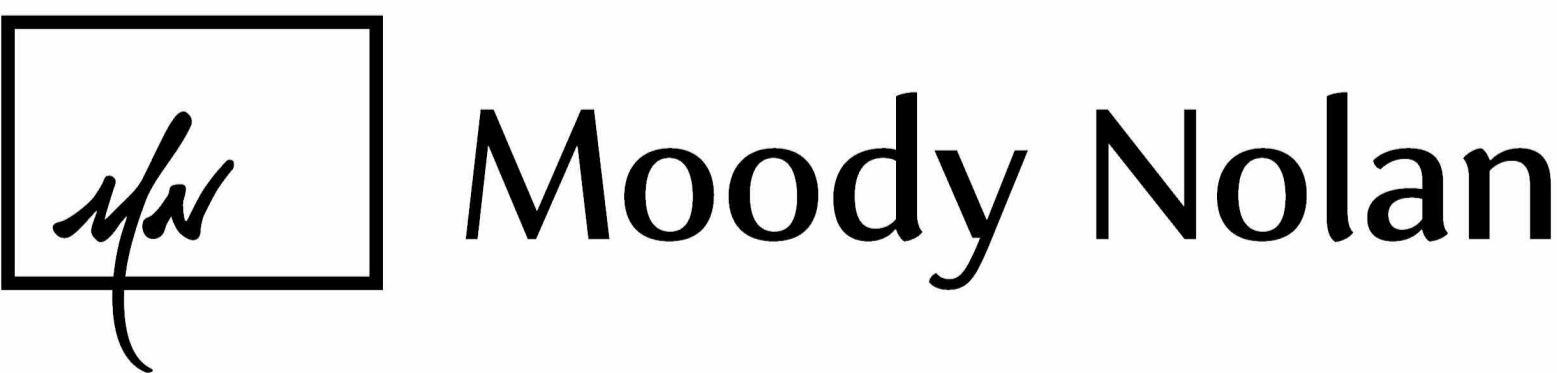
- C-1 RED
- C-21 CHAMPAGE
- C-216 ELDER WHITE (SW #7014)
- ALPACA (SW #7022)
- C-218 DOVETAIL (SW #7018)

MATERIAL/PAINT AREA:

- NEW EIFS = 1,573 SF
- REPAINTED CONC. BLADE = 500 SF
- REPAINTED CMU = 30,255 SF
- REPAINTED HM DOORS = 345 SF
- REPAINTED DOCK DOORS = 203 SF
- REPAINTED METAL BEAM = 250 SF
- REPAINTED METAL COPING = 469 SF

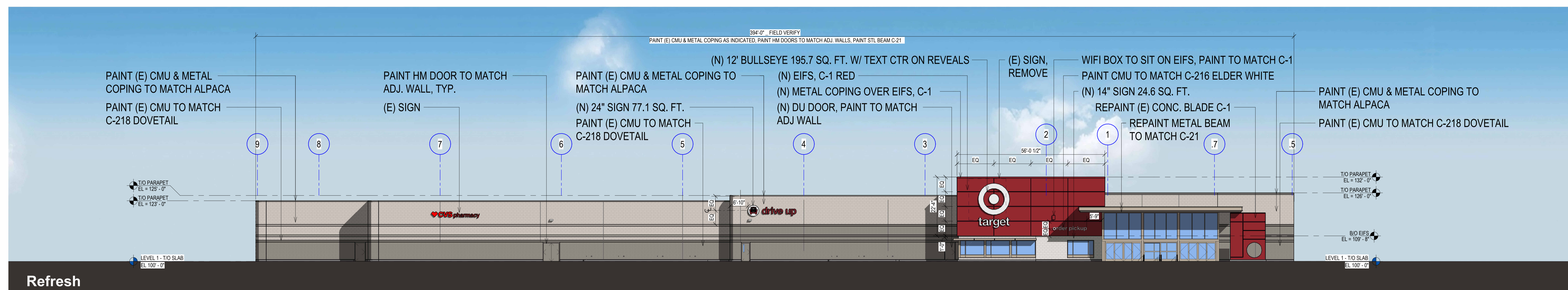
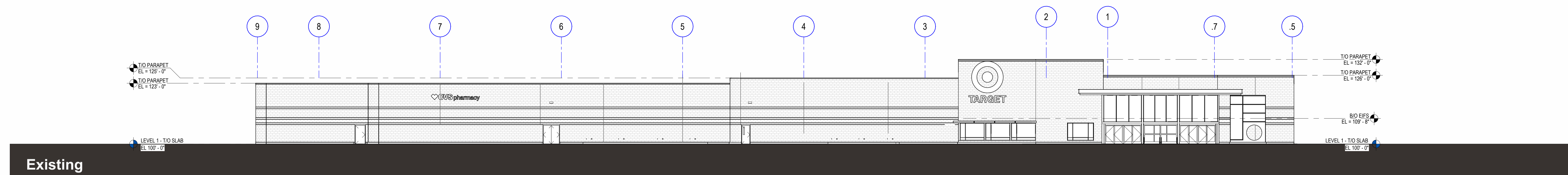
GENERAL NOTE

- EXISTING FINISHES ARE SHOWN FOR REFERENCE.
- PREFINISHED METAL AREAS ARE NOT TO BE PAINTED U.N.O.
- EXISTING SPHERICAL BOLLARDS & CONCRETE BLADE TO BE REPAINTED C-1 RED U.N.O.
- AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS, U.N.O.
- ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
- PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS. RESTORE WALL SURFACE TO 'LIKE NEW' APPEARANCE PRIOR TO PAINT.

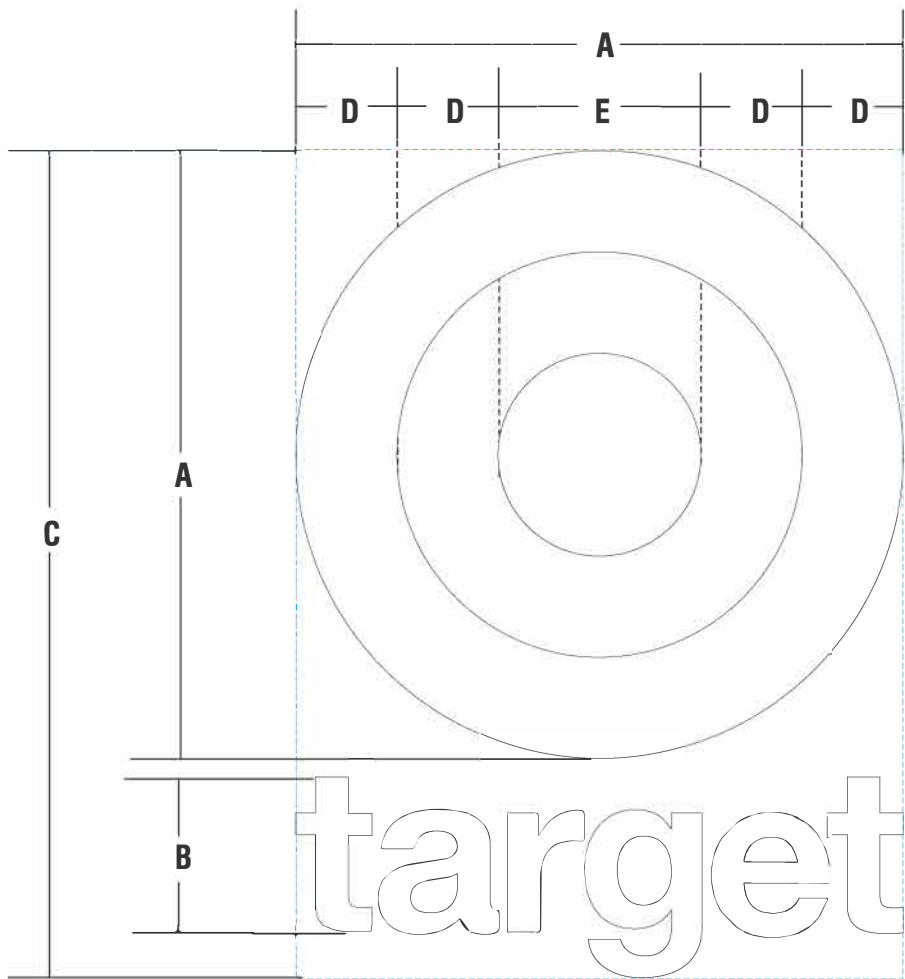


Approved Elevations



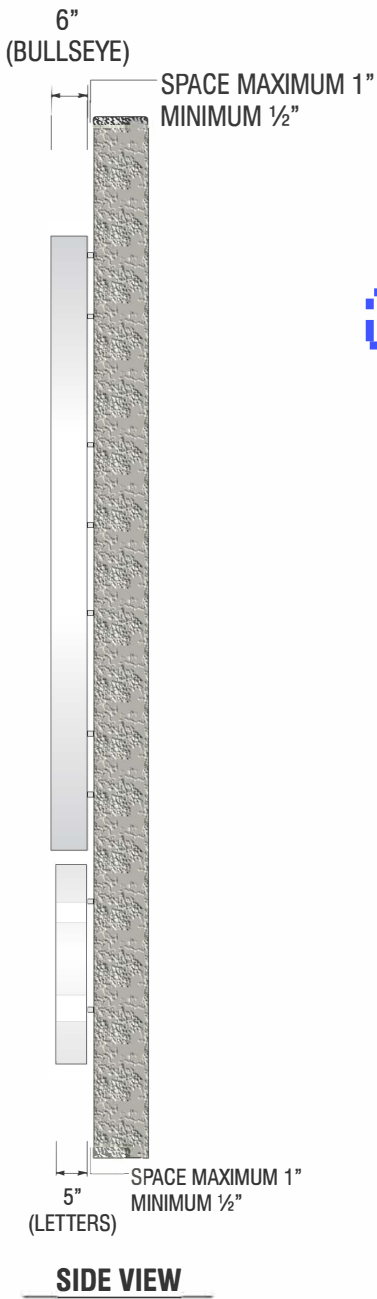


Replacement Sign - Front
(East Side) of Building



● **ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET" | LC-S W**

SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS



SIGN TYPE	A	B	C	D	E	RETAINER	AMPS CIRCUITS	SQ.FT.
LL144/37 LC-W	12'-0"	3'-1"	16' 3-3/4"	2'-0"	4'-0"	1 1/2"		195.7
LL132/34 LC-S W	11'-0"	2'-10"	14' 11-1/2"	1'-10"	3'-8"	1 1/2"		164.5
LL120/30 LC-S W	10'-0"	2'- 6-7/8"	13' 7-1/8"	1'-8"	3'-4"	1"		135.9
LL108/27 LC-S W	9'-0"	2' 3-3/4"	12' 2-7/8"	1'-6"	3'-0"	1"		110.2
LL96/24 LC-S W	8'-0"	2'-0-5/8"	10' 10-1/2"	1'-4"	2'-8"	1"		87
LL84/21 LC-S W	7'-0"	1' 9-1/2"	9' 5-1/4"	1'-2"	2'-4"	1"		66.6
LL72/18 LC-S W	6'-0"	1' 6-1/2"	8' 1-7/8"	1'-0"	2'-0"	1"		48.9
LL60/15 LC-S W	5'-0"	1' 3-3/8"	6' 9-1/2"	10"	1'-8"	1"		34
LL48/12 LC-S W	4'-0"	1' 0-3/8"	5' 3-1/4"	8"	1'-4"	1"		21.75
LL36/9 LC-S W	3'-0"	9-1/4"	4'-1"	6"	1'-0"	1"		12.25
LL24/6 LC-S W	2'-0"	6-1/8"	2'-8 5/8"	4"	8"	1"		5.4

WHITE

7328 White
ATUGLAS
Acrylic

White

Sloan White
LED

Returns

Faces

Trimcap/Retainer

Illumination

STACKED LOGO & LETTERS - LC-S | internally-illuminated channel | WHITE

New Sign - Front (East Side)
of Building In the Center

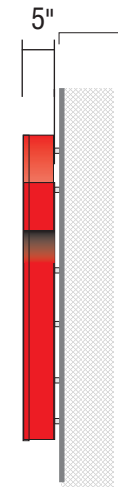


DU24R-LOGO ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET"

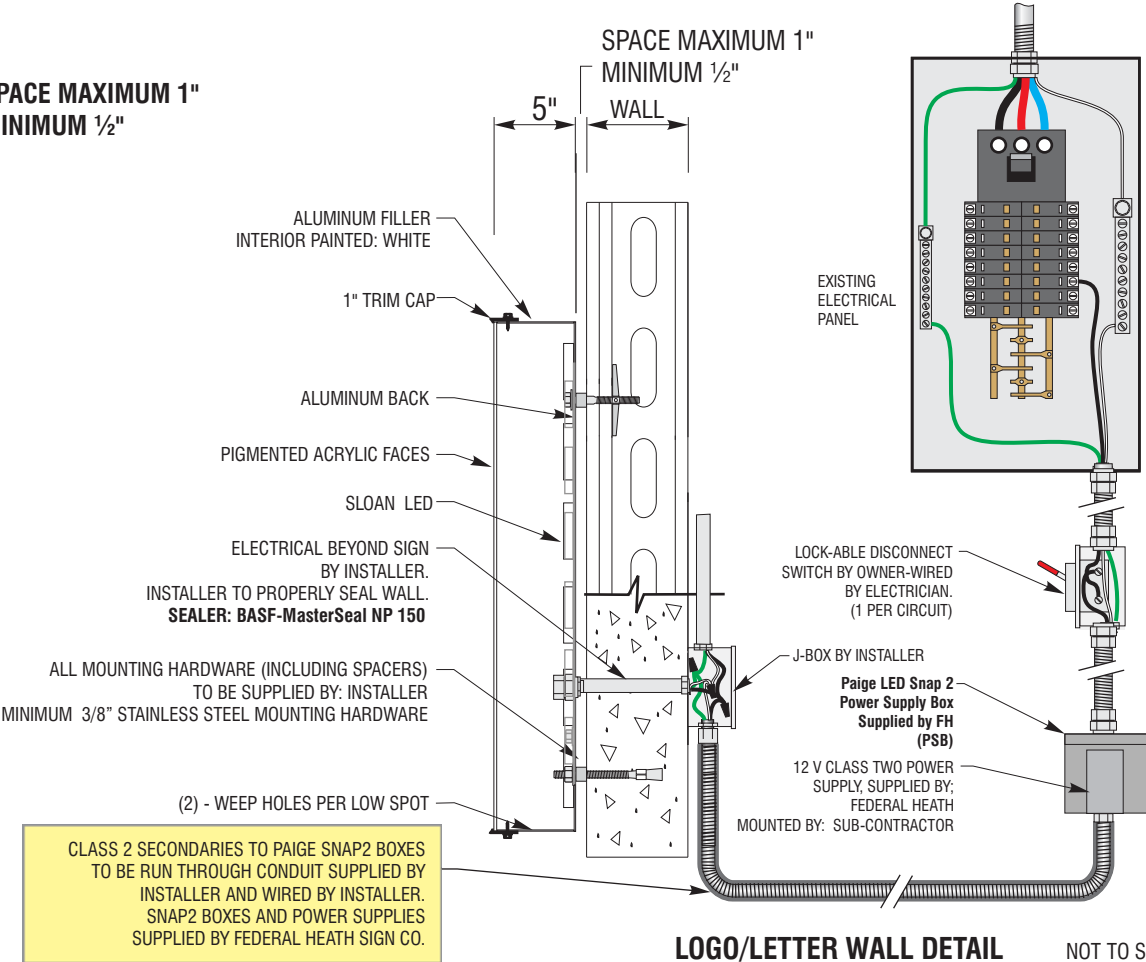
Scale: 3/8"=1'-0"

SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS

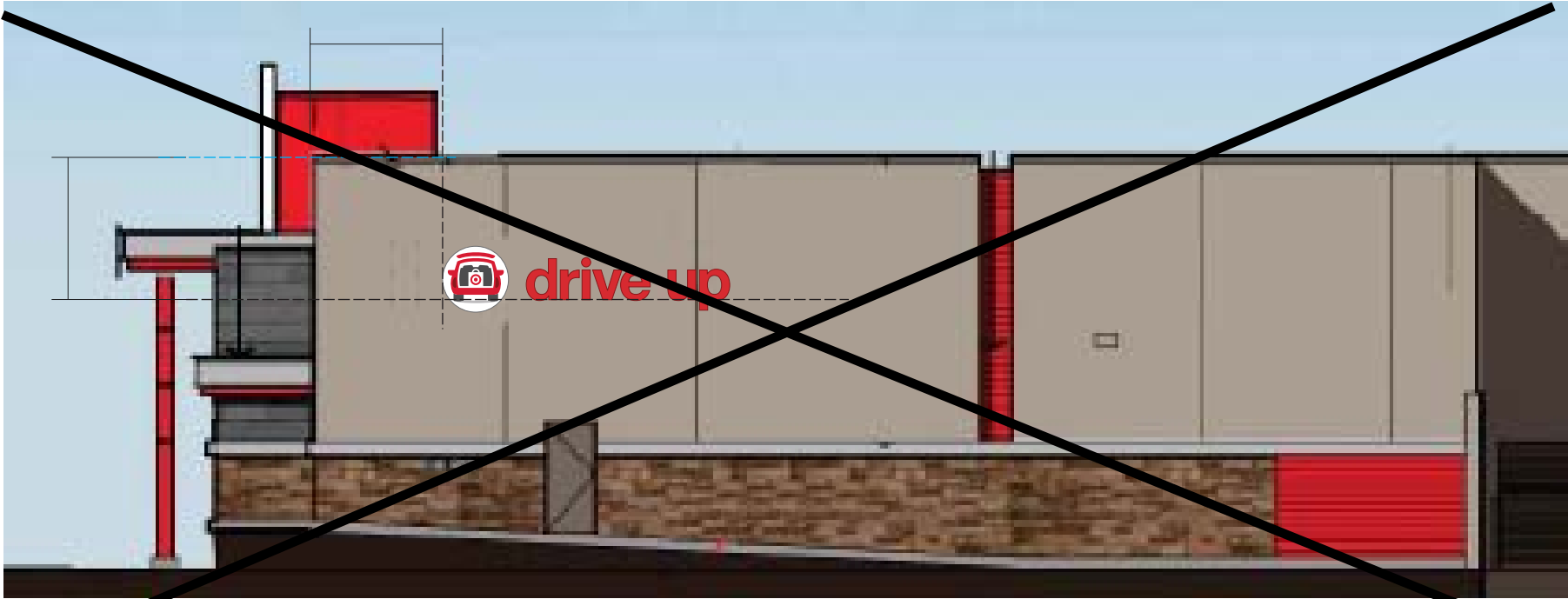
77.1 SQ.FT.



END VIEW



LOGO/LETTER WALL DETAIL
(Generic) NOT TO SCALE



GENERIC (PARTIAL) ELEVATION NOTE: PLACEMENT CAN VARY

scale 3/32"=1'-0"

MATERIAL FINISH COLORS (Letters)

MP# 82074LVG (FULL GLOSS) Returns	2793 LD Red Modified Acrylic (Altuglas or Equiv.) Faces	Red Trimcap	Sloan Red LED Illumination
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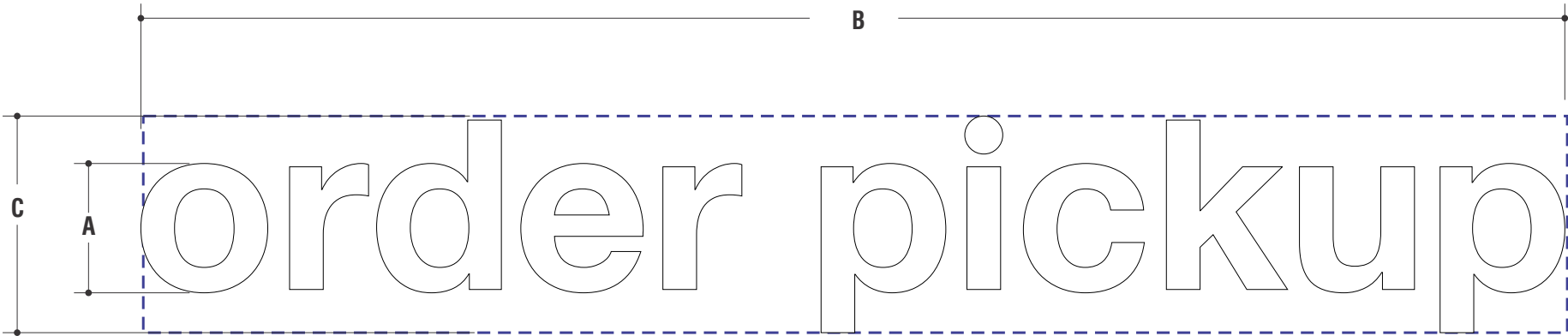
MATERIAL FINISH COLORS (Logo)

MP# 82074LVG (FULL GLOSS) Returns	7328 LD WHITE (ATUGLAS or Equiv.) Acrylic Faces	Red Trimcap	Sloan White LED Illumination
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CAR LOGO COLORS

Target Red PMS 186	DARK RED PMS 188	DARK GRAY PMS 425	LIGHT GRAY PMS 421
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New Sign - Front (East Side)
of Building Near Entrance



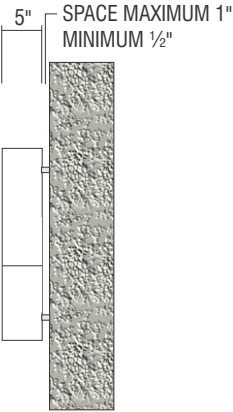
ACRYLIC FACED INTERNALLY ILLUMINATED (Remote) CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LETTERS AS SHOWN AND NOTED

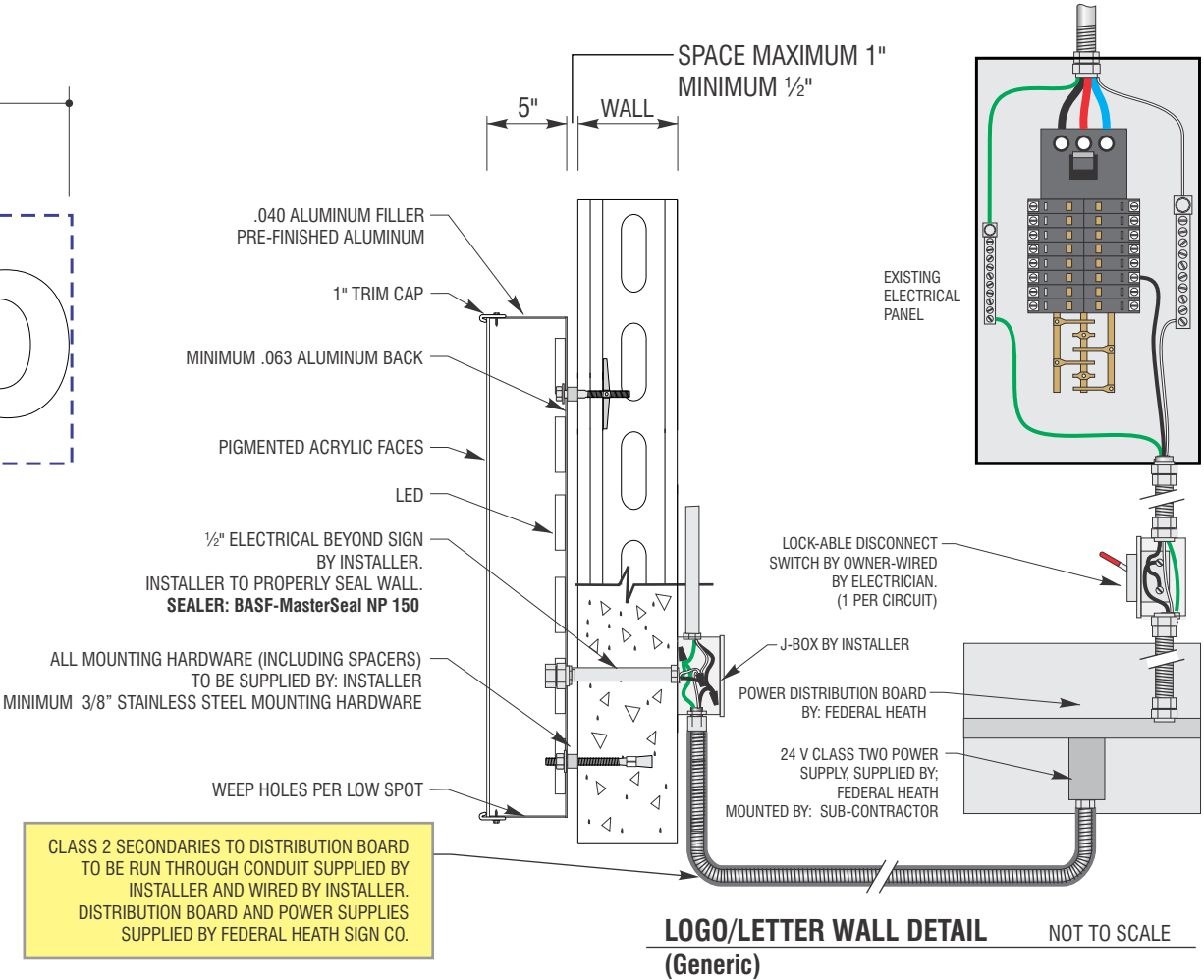
SIGN TYPE	A	B	C	SQ.FT.	QTY
OPU14-REMOTE-W	1'-2"	12'-10"	1'-11"	24.59	1

MATERIAL FINISH COLORS

<div></div> <div>GLOSS WHITE</div>	<div></div> <div>7328 LD WHITE (ATUGLAS or Equiv.) Acrylic</div>	<div></div> <div>WHITE</div>	<div></div> <div>Sloan White LED</div>
Returns	Faces	Retainer/Trim-Cap	Illumination



END VIEW



ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

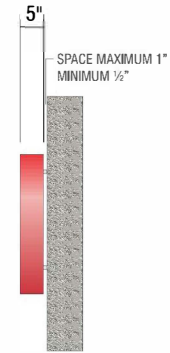
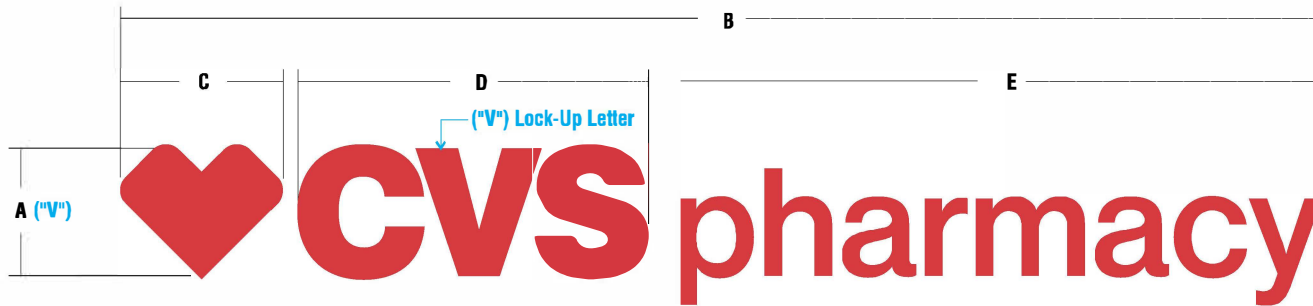
INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.
- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.

Existing - No Change
Received Variance 4-13-95



END VIEW

ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS AS SHOWN AND NOTED

DESIGNATES HEIGHT OF LOGO (Heart)
CVS-12-CL

SIGN TYPE	A	B	C	D	E	AMPS CIRCUITS	SQ.FT.
CVS-12-CL	11 5/8"	9'-1 1/4"	1' 2 3/4"	2'-8"	4'-10 1/2"		9.48
CVS-16-CL	12 1/2"	12'-2 1/4"	1'-7 3/4"	3'-6 3/4"	6'-6 1/4"		16.63
CVS-18-CL	17 1/2"	13'-9"	1'-10 1/4"	4'-0 1/4"	7'-4"		20.62
CVS-20-CL	19 1/2"	15'-3"	2'-0 3/4"	4'-5 1/2"	8'-1 3/4"		25.41
CVS-24-CL	23 3/8"	18'-3 3/4"	2'-5 3/4"	5'-4 1/4"	9'-9 1/4"		36.62
CVS-30-CL	29 1/8"	22'-10"	3'-1"	6'-8"	12'-2 1/4"		57.08
CVS-32-CL	31 1/8"	24'-4 3/4"	3'-3 1/2"	7'-11 1/2"	13'-0 1/4"		65.05
CVS-36-CL	34 7/8"	27'-4 3/4"	3'-8 1/4"	8'-0"	14'-7 1/2"		82.18

MATERIAL FINISH COLORS

MP# 82074LVG (FULL GLOSS)	2793 LD Red Modified Acrylic (Alugies or Equiv.)	Red	Sloan Red LED
Returns	Faces	Trimscape/Retainer	Illumination