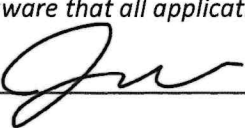




BOARDS & COMMISSIONS APPLICATION

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

Application Number 225-24

GENERAL	Date of Application <u>8/13/2025</u>
	Property Location <u>245 Lafayette Road Medina, Ohio 44256</u>
	Description of Project <u>Reimaging of gas station sign</u>
CONTACT INFORMATION	Applicant Name <u>TRM Contracting LLC</u>
	Address <u>535 Freeport Road</u> City <u>Creighton</u> State <u>PA</u> Zip <u>15030</u>
	Phone _____ Email _____
	Property Owner Name <u>Bob Watt</u>
	Address <u>245 Lafayette Rd</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	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 checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) 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; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application.
	Signature <u></u> Date <u>8/13/2025</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>200</u>
	Meeting Date <u>9/11/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z25-24 Amoco Signs

Property Owner: Robert Watt Tusteee

Applicant: Justin Hadricky

Location: 245 Lafayette Road

Zoning: C-2 (Central Business)

Request: Sign Variance to Section 1147.07(j) to allow an electronic message center sign and Section 1147.14(d) to allow a sign larger than permitted

LOCATION AND SURROUNDING USES

The subject site is composed of 0.52 acres located on the north side of Lafayette Road. Adjacent properties contain the following uses and zoning:

- North – Retail (C-2)
- East – Vacant (C-2)
- South – Single-Family Residential (R-3)
- West – Restaurant (C-2)



BACKGROUND/PROPOSED APPLICATION

The current Valero gas station includes wall signs on the southwest and northeast sides of the canopy and a nonconforming pole sign at the southeast corner of the canopy. The applicant is proposing to replace the two wall signs with Amoco signs and remove the nonconforming pole sign per the following:

Sign	Type	Size	Proposal
Valero SW	Wall	21.5 sq. ft.	Replace
Valero NE	Wall	39.5 sq. ft.	Replace
Amoco SW	Wall/EMC	32.3 sq. ft.	Install New
Amoco NE	Wall/EMC	32.3 sq. ft.	Install New
Valero Pole	Pole	34.1 sq. ft.	Remove

ELECTRONIC MESSAGE CENTER SIGN (SECTION 1147.07(j))

Section 1147.07(j) states that electronic message center signs are prohibited in the Transition Corridor Overlay (TC-OV) District and are only permitted on ground signs. By definition, electronic changeable pricing is considered an electronic message center sign. The proposed wall signs require a variance as they are located in the TC-OV and are not on a ground sign.

BUILDING SIGN REQUIREMENTS (SECTION 1147.14(d))

Section 1147.14(d) allows building signs in the C-2 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 ... for each nonresidential building unit; and one permanent building sign on the secondary building frontage side of the building unit, not exceeding one square foot in area for each four (4) linear feet of secondary building frontage...”

The canopy is 47 ft. in width, allowing a 47 sq. ft. wall sign on the primary building frontage and an 11.75 sq. ft. wall sign on the secondary frontage. As the sides of the canopy are entrances, either may be considered the primary or secondary building frontage.

Two 32.3 sq. ft. wall signs are proposed on the canopy, therefore, whichever is considered the secondary frontage exceeds the maximum size by 20.55 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:

- Construction of the signs will not obstruct motorists' vision or affect safety.
- Exceeding the maximum area standard is aesthetically appropriate, will ease visibility, and will not impact traffic flow.
- The proposal will not adversely impact the character or appearance of the building, as the appearance will improve due to the removal of the existing pole sign.

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;

Construction of the new sign will in no way obstruct motorist vision or 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;

Construction of this new sign will not cause any alterations to significant features of the site

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;

The slight adjustment in size would be far more appropriate aesthetically as well as ease of visibility will not impact flow of traffic.

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

Actually, the appearance will improve due to the removal of the street sign pole that overhangs the street.

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

The new sign will be a bit larger to accommodate electronic price changes - on canopy.

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

This variance will absolutely be consistent with the spirit & intent of the ordinance

CANOPY SITE INFO

JOBBER: COUNTYWIDE PETROLEUM COMPANY

ADDRESS: 245 Lafayette Road,
Medina, OH 44256

SVB: 2819600

FASCIA HEIGHT: 37"

CHANNEL SIZE: N/A"

PRICER SIZE: 3"-11"

DATE: 06.20.2025

DESIGNER: ERIC STARK

REVISION #: ORIGINAL

CANOPY INSTALL SEQUENCE

1

Corners

2

signage base panels


3

Tapered and Rounded
End Capanel

4


Bullnose Panels

PLOT LEGEND




FLAT PANEL **WITHOUT** DECAL

FLAT ACM PANELS WITHOUT DECAL




FLAT PANEL **WITH** DECAL

FLAT ACM PANELS WITH DECAL



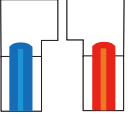
BULLNOSE **WITHOUT** LIGHTBAR

BULLNOSE ACM PANELS NON - ILLUMINATED




BULLNOSE **WITH** LIGHTBAR


BULLNOSE ACM PANELS WITH LIGHTBAR




ROUNDED END CAP W/ BLANK CORNER




Amoco channel letters with tapered end cap panels



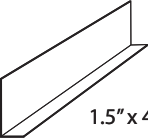
T&O with tapered end cap panels



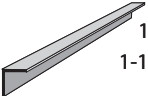
BUILDING



COLUMN



.04 White Alum. Angle
1.5" x 4.5" x 8' (bottom rail bracing)

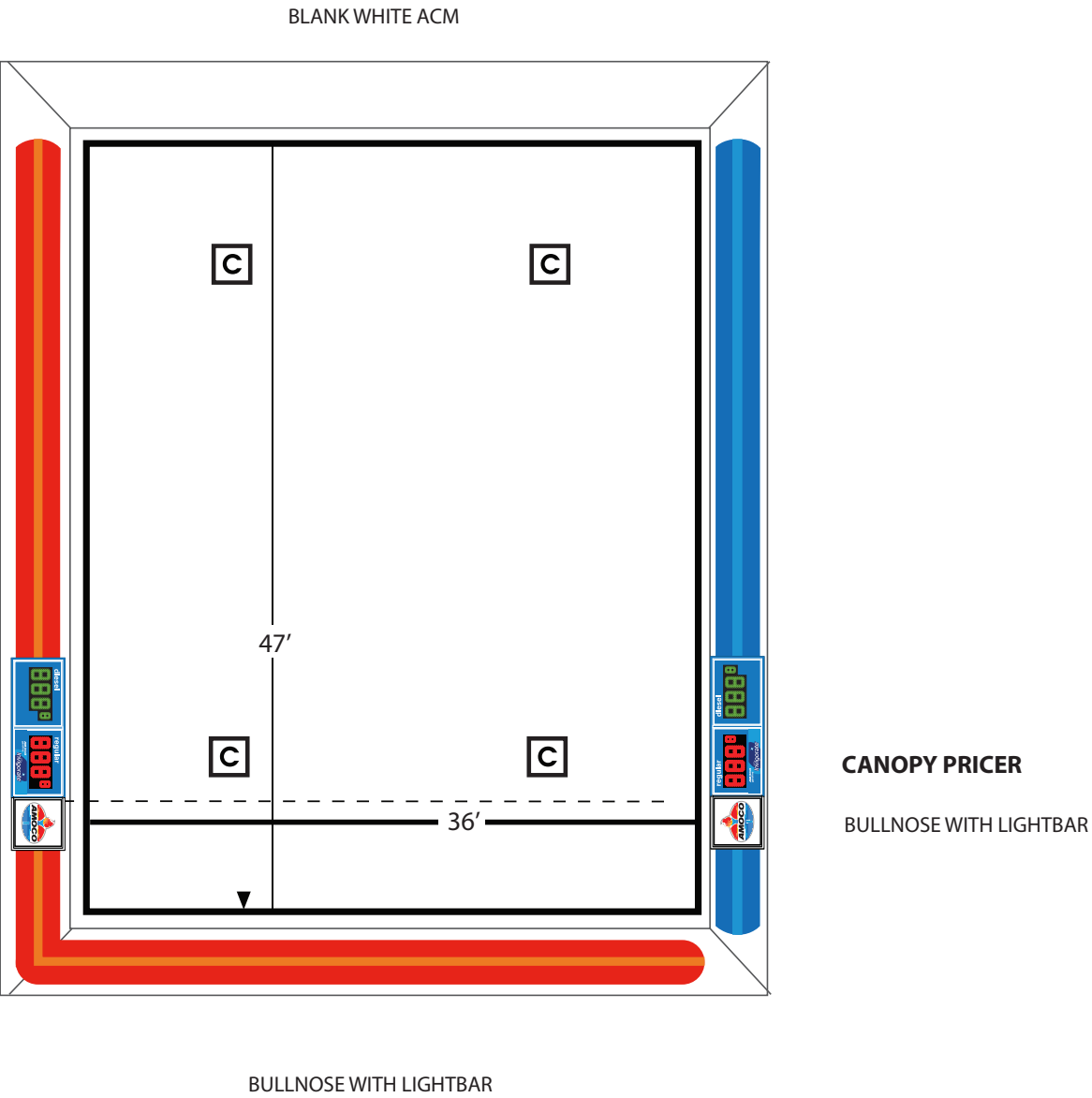


16 Gauge Gal. Steel angle
1-1/2" x 2" 8' (top rail bracing)

APPROVAL SIGNATURE

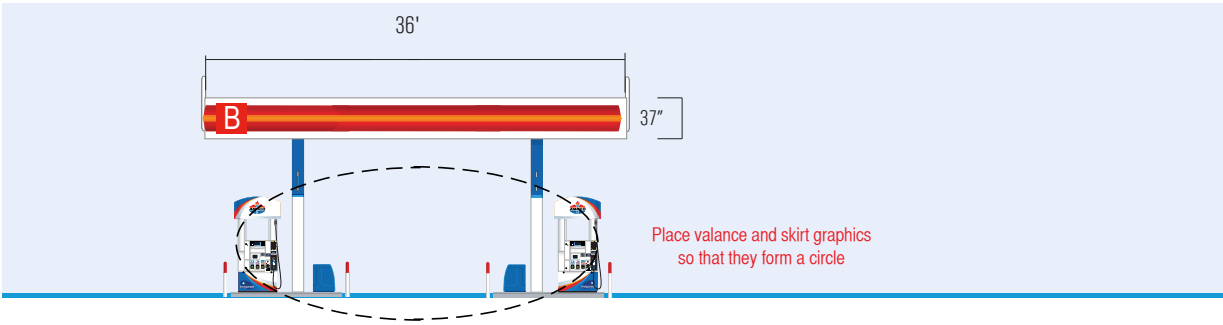
APPROVED BY

Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications

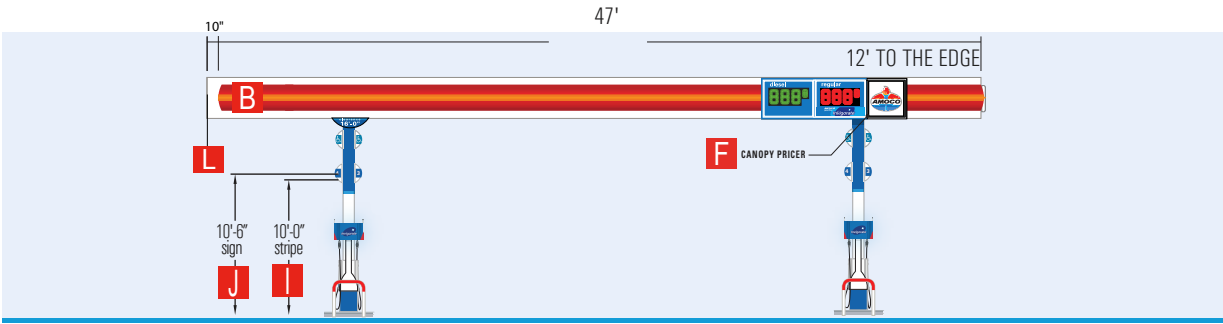




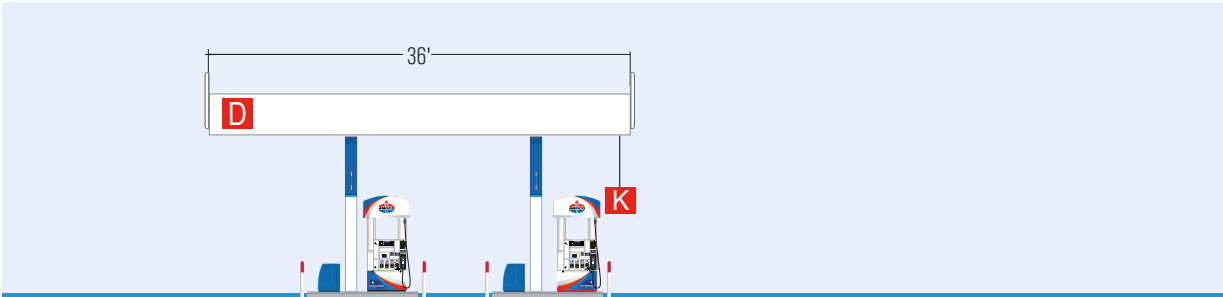
Front Elevation



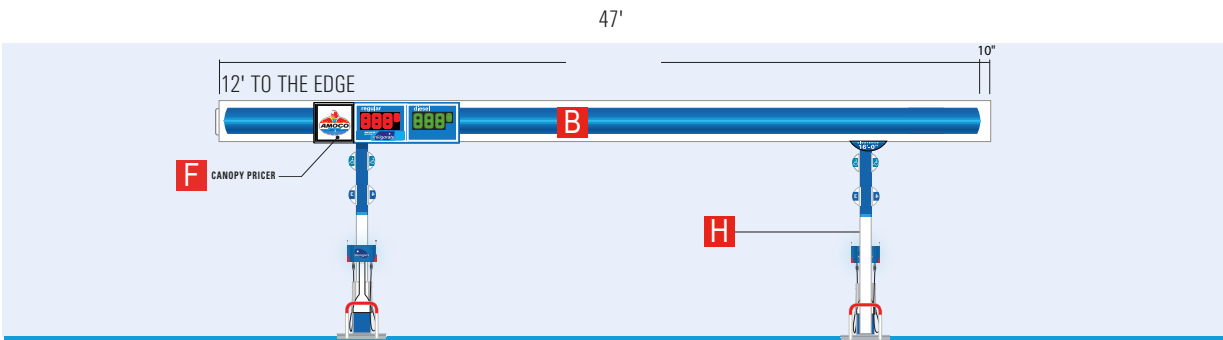
Left Elevation



Back Elevation



Right Elevation



See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE

- B

☒

Install Dimensional Bullnose Fascia With Light Bar
- C1

☐

Install Dimensional Bullnose Fascia With No Light Bar
- C2

☐

Install Flat ACM With Decal Applied With No Light Bar
- D

☒

Install New White ACM

☐ Jobber Supplied

☒ Federal Heath Supplied
- E

☐

Paint Existing Flat ACM White

☐ Install Bullnose Decal

☐ Leave White
- F

☒

Install CANOPY PRICER

☒ 60" T&O

☐ 34" T&O (restricted P&Z only)

☐ 36" T&O

☐ 30" T&O (restricted P&Z only)
- G

☒

Install Amoco Channel Letters

☒ 3-11" Pricer

☐ 15" Channel Letters (restricted P&Z only)
- H1

☒

Paint Canopy Columns Amoco White & Amoco Dark Blue

(Per Standards Shown on Note Page)
- H2

☐

Image As Shown In Concepts
- I

☒

Install Flag Signs 10'6" From The Ground
- J

☒

Apply Amoco Light Blue Stripe 10'0" From The Ground
- K

☒

Canopy Deck To Be Amoco White
- L

☒

Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M

☒

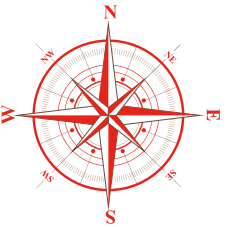
Canopy Detail (Full Canopy Detail Page After Elevation)

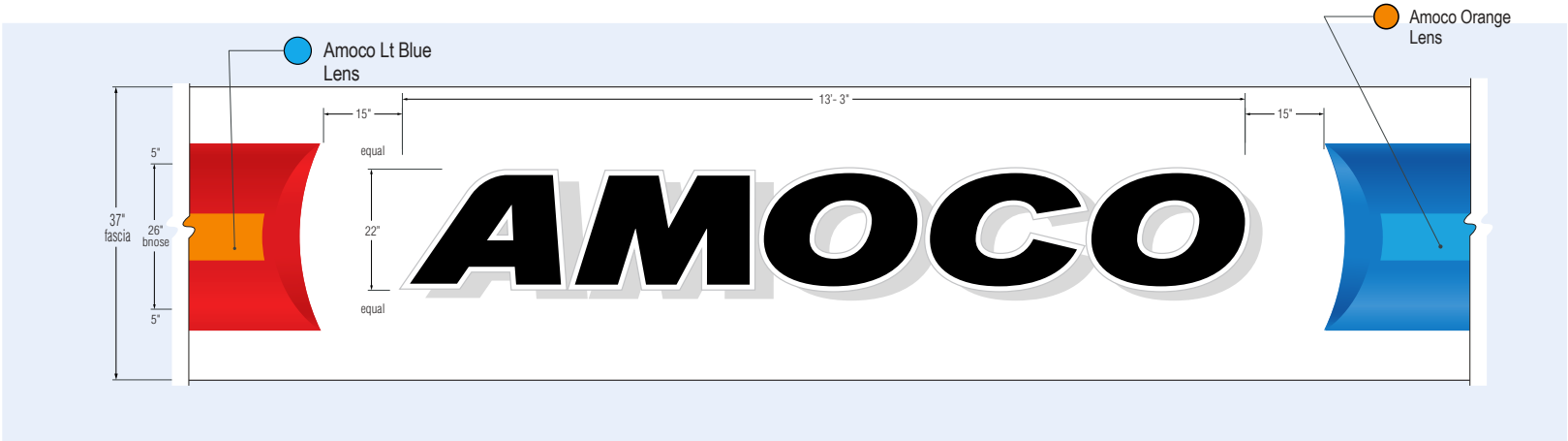
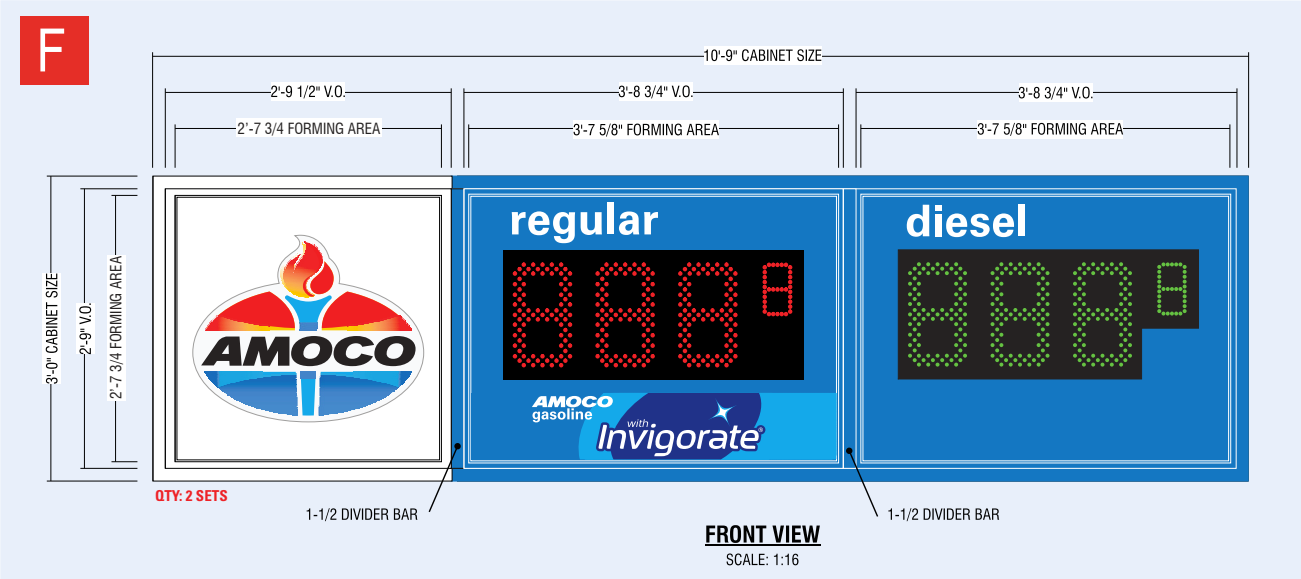
NOTES:

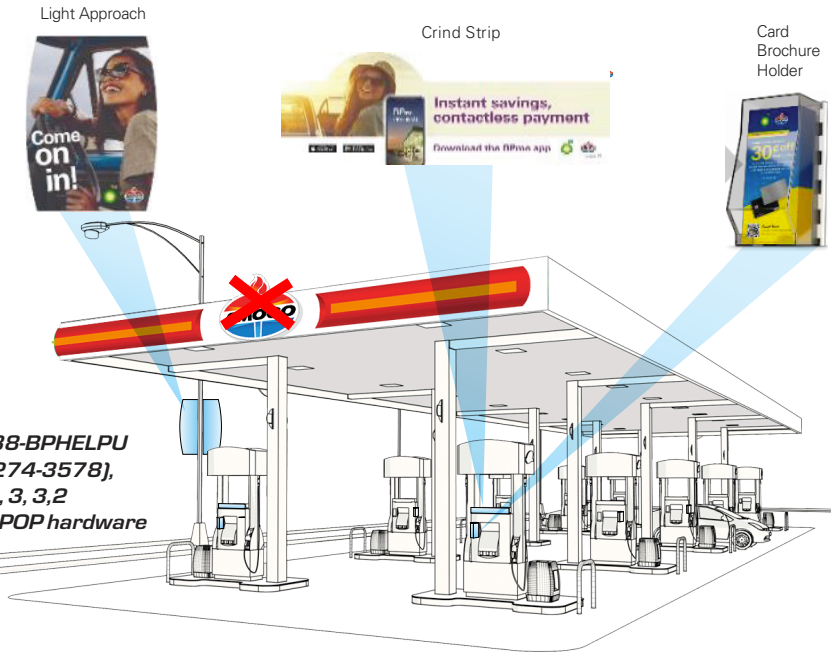
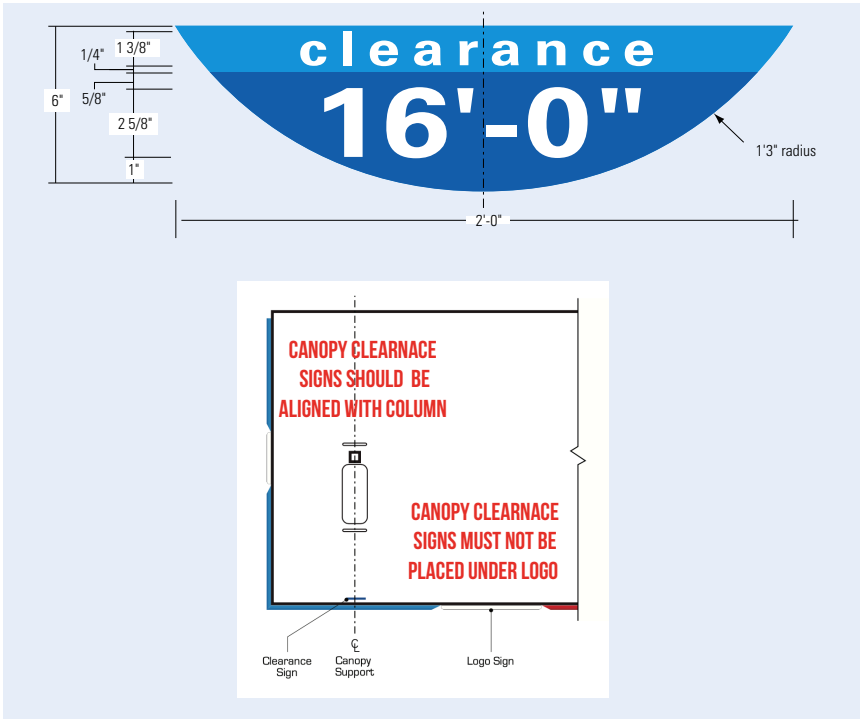
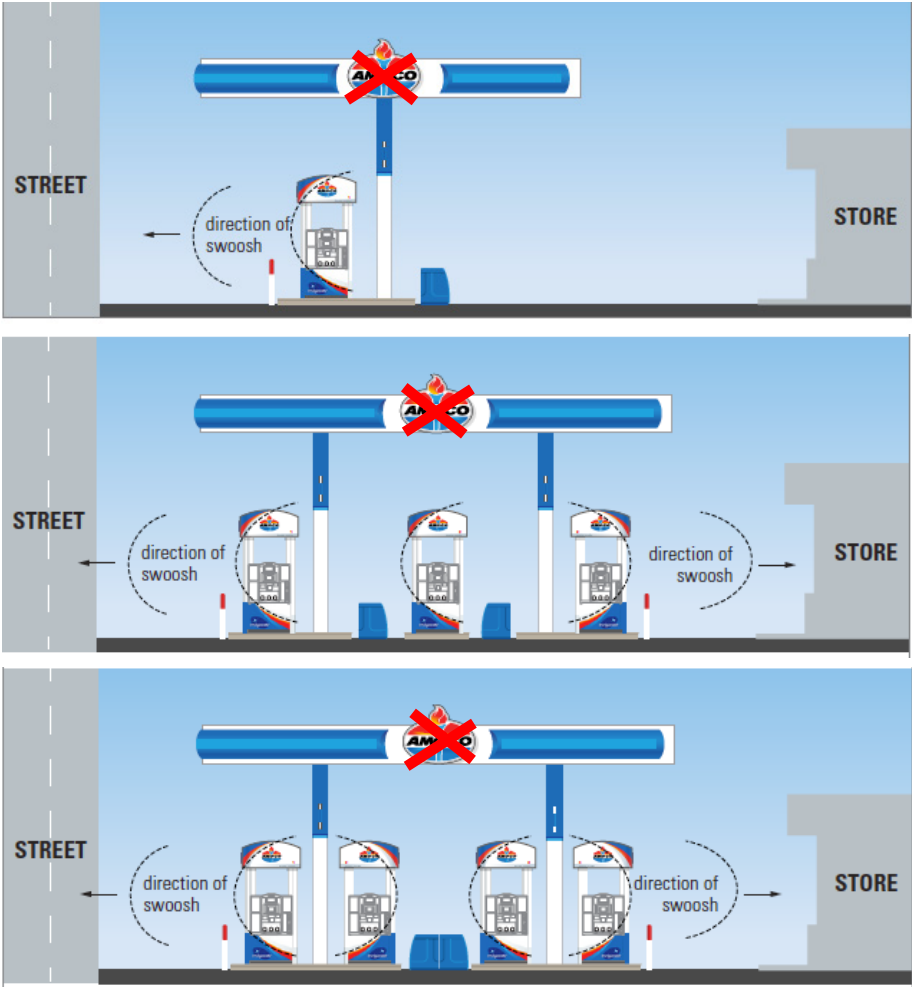
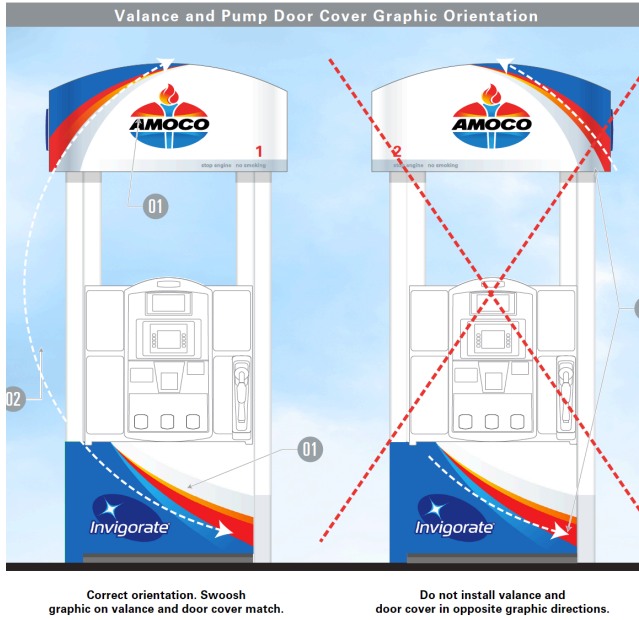
- ANY ADDITIONAL FASCIA SHOULD BE REMOVED. ACM IS MEANT TO FIT OVER FIRST LAYER OF FASCIA ONLY.

- IF FASCIA HEIGHT IS LESS THAN 30" IT WILL NEED TO BE BUILT UP TO AT LEAST 30".

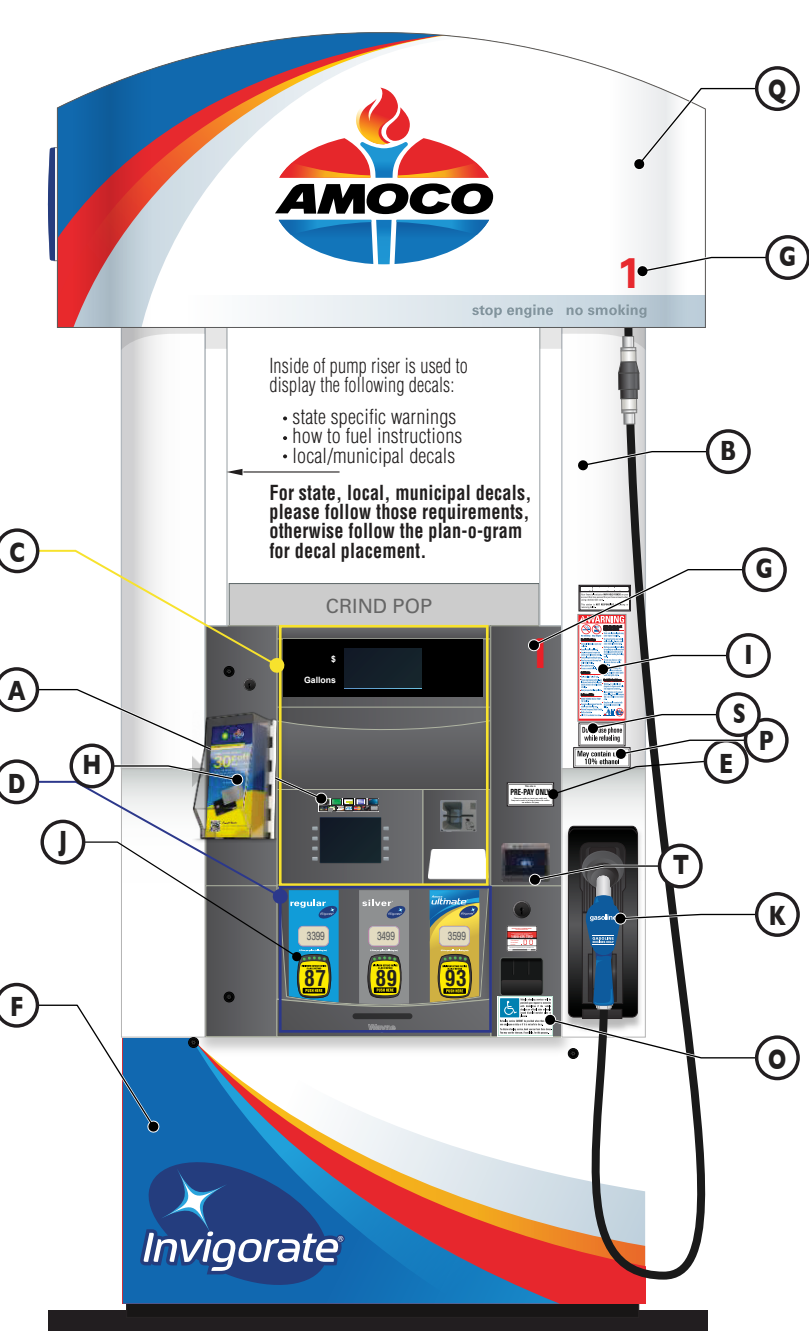
MAP:



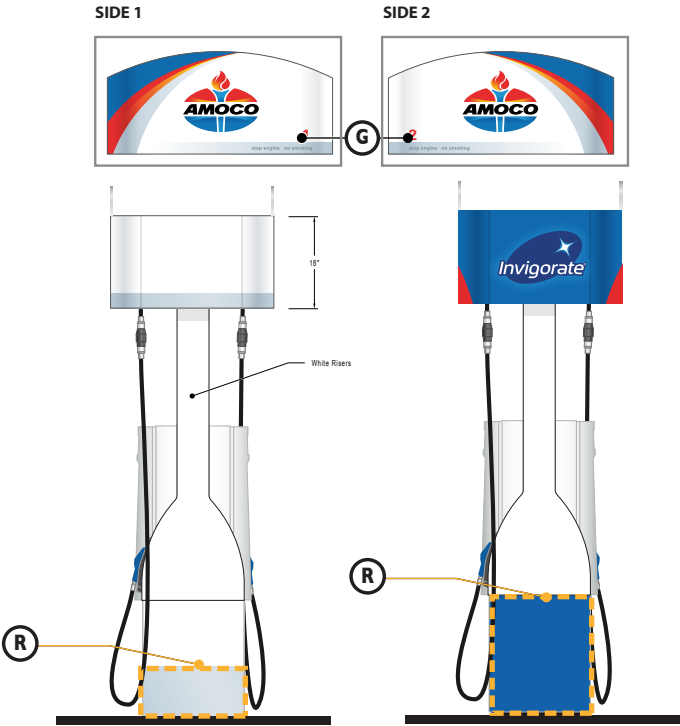




Unless prior approval has been given by the Amoco Image Manager: The decals shown in this rendering are the only decals approved by Amoco. The failure to remove existing decals, or the installation of any additional decals will be considered non-compliant with Amoco Brand Standards.



EXISTING DISPENSER



REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

See Site notes page for specific paint codes and contact info.

- ☒ Crind Hardware
- ☐ Inverted Pump Sign Hardware (NY & NJ ONLY)
- A

B

C

☒ Install Amoco Credit card acceptance decal

☒ Install Amoco White Dispenser Riser Panel Overlay

☒ Panel surrounding electronics must be one of the following colors and/or any combination of Amoco Pearl, White, Grey, Beige and/or Black. Blue and Red are NOT approved Amoco colors.
- D

E

F

☒ Current electronic panel meets Amoco Standards

☐ Current electronic panel DOES NOT meet Amoco standards

☒ Apply Amoco Branded Grade Decals

☒ Apply Please Prepay First Decal

☒ Install Amoco Pump Appropriate skirt
- G

H

I

☒ Install Amoco Branded Skirt (as shown)

☒ Apply Pump Numbers

☒ Install Rewards Brochure Holder

☒ Apply Regulatory Graphic provided by Amoco
- J

K

L

M

N

O

P

(Decal supplied should have Amoco Retail Redn number with clear background)

(Additional graphics may be required by your state.)

☒ Install applicable octane decals

☒ Install Correct Nozzle Covers (See Forecourt Notes Page)

☐ Install nozzle surround for Amoco Branded Diesel

☐ Install Amoco Branded Diesel Actuator Button

☐ Apply vertical grade decal for Branded Amoco Diesel

☒ Apply Handicap decal

☒ Apply 10% Ethanol decal

Q

R

S

T

(As required by code)

☒ Install Amoco Spec Valance (as shown)

☒ Apply Riser Decal

☒ Do not use phone while fueling decal

☒ Tap to pay interface
- Notes
- WE HAVE PROVIDED ALL OVERLAYS/FILLER PANELS THAT WE HAVE FOR YOUR DISPENSER TYPE. ANY AREAS WITHOUT FILLER PANELS/OVERLAYS WILL NEED TO BE PAINTED, OR YOU CAN CONTACT THE DISPENSER MANUFACTURER DIRECTLY.
- This is an original concept drawing created by Big Red Rooster Flow, LLC. It is submitted for use in connection with the project being planned for you by BRRFlow. All or any part of this design (except registered trademarks) remains the property of BRRFlow. This drawing is not to scale. For all questions regarding the scope of the project, please contact Steve Garrity 847.232.7621 or The Brand Image Adviser, Debbie Petrauskas 630.544.4425 / Larry Rollins 708.495.5814

BIG RED ROOSTER FLOW

Unless prior approval has been given by the Amoco Image Manager: The decals shown in this rendering are the only decals approved by Amoco. The failure to remove existing decals, or the installation of any additional decals will be considered non-compliant with Amoco Brand Standards.

REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

See Site notes page for specific paint codes and contact info.

- ☒ Crind Hardware
- ☐ Inverted Pump Sign Hardware (NY & NJ ONLY)

- A

☒

Install Amoco Credit card acceptance decal
- B

☐

Install Amoco White Dispenser Riser Panel Overlay
- C

☒

Panel surrounding electronics must be one of the following colors and/or any combination of Amoco Pearl, White, Grey, Beige and/or Black. Blue and Red are NOT approved Amoco colors.

☒ Current electronic panel meets Amoco Standards

☐ Current electronic panel DOES NOT meet Amoco standards
- D

☒

Apply Amoco Branded Grade Decals
- E

☐

Apply Please Prepay First Decal
- F

☒

Install Amoco Pump Appropriate skirt

☒ Install Amoco Branded Skirt (as shown)
- G

☒

Apply Pump Numbers

(Decal supplied should have Amoco Retail Red number with clear background)

- I

☒

Apply Regulatory Graphic provided by Amoco

(Additional graphics may be required by your state.)
- J

☒

Install applicable octane decals
- K

☒

Install Correct Nozzle Covers (See Forecourt Notes Page)
- L

☐

Install nozzle surround for Amoco Branded Diesel
- M

☐

Install Amoco Branded Diesel Actuator Button
- N

☐

Apply vertical grade decal for Branded Amoco Diesel
- O

☐

Apply Handicap decal
- P

☐

Apply 10% Ethanol decal

(As required by code)
- Q

☐

Install Amoco Spec Valance (as shown)
- R

☐

Apply Riser Decal

Notes

WE HAVE PROVIDED ALL OVERLAYS/FILLER PANELS THAT WE HAVE FOR YOUR DISPENSER TYPE. ANY AREAS WITHOUT FILLER PANELS/OVERLAYS WILL NEED TO BE PAINTED, OR YOU CAN CONTACT THE DISPENSER MANUFACTURER DIRECTLY.



NOTE:ARTWORK PENDING



EXISTING DISPENSER

See Site Notes page for specific paint codes and contact info.

REMOVE ALL EXISTING SIGNAGE OFF FASCIA

No AMOCO image will be applied to the building
(this includes no T&O/Channel Letter or the word “AMOCO”)

Note: It Is A Requirement That The Building Have A Store Name On It.



A YES, this location is receiving a Amoco “Togo” *image (Qty. 1). Install:

- ☐ Install: Small Illuminated Togo Sign, 52" W X 22" H
- ☐ Install: Medium Illuminated Togo Sign, 77" W X 31" H
- ☐ Install: Large Illuminated Togo Sign, 112" W X 45" H

*Note: ToGo sign to be centered over entry door and centered on the fascia above the gradient stripe.

B YES, this location is receiving louvers (Qty. 0).

- ☐ Install: Small Illuminated Togo Sign, 56" X 26" H
- ☐ Install: Medium Illuminated Togo Sign, 89" X 40" H
- ☐ Install: Large Illuminated Togo Sign, 113" X 53" H

C YES, this location is receiving a Amoco “Service” image. (Qty. 0). Install:

- ☐ 5' Service Decal
- ☐ 5' Service on ACM
- ☐ 5' Illuminated Service Sign
- ☐ 8' Service Decal
- ☐ 8' Service on ACM
- ☐ 8' Illuminated Service Sign
- ☐ 12' Illuminated Service Sign

D Exterior Building Walls

- ☐ to be painted BP Retail White (c.01)
- ☐ to be kept neutral

E Building Fascia to be Amoco Retail White (C.01)

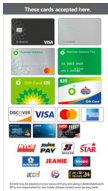
- ☐ Paint Fascia
- ☐ Install new ACM
- ☐ Install Vinyl

F Is this location is receiving a Red Stripe?

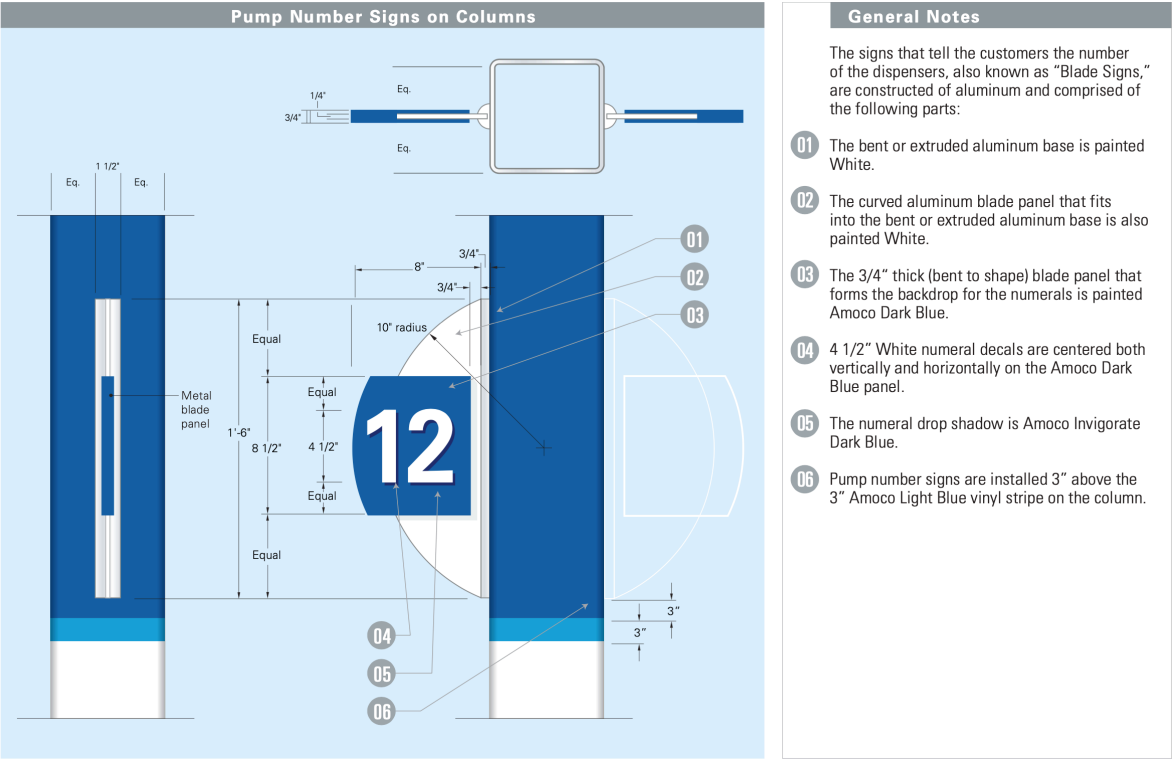
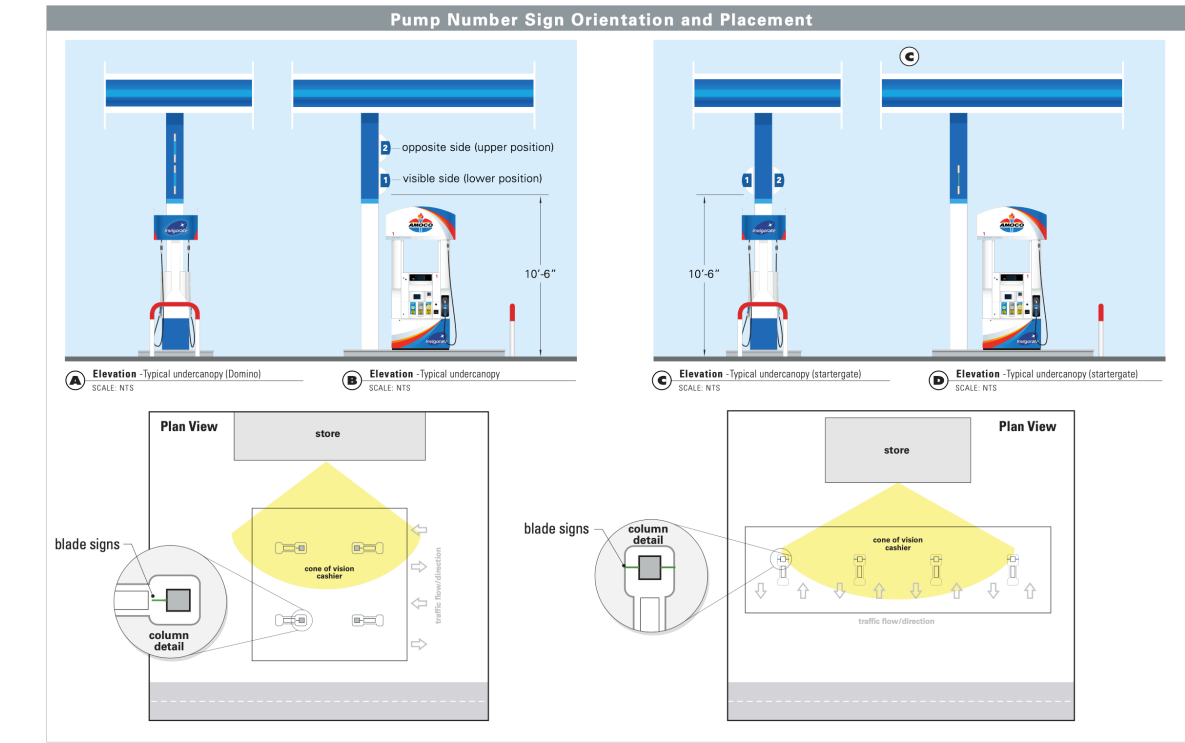
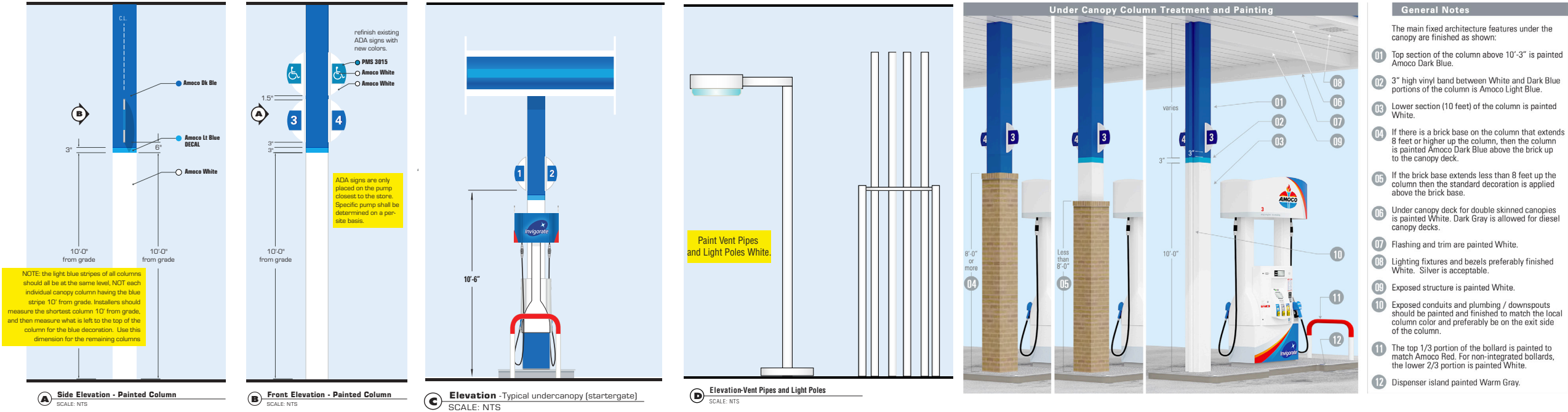
- ☐ Install Red Awning Decal
- ☐ Install Dimensional Red Awning
- ☐ Paint Red Stripe

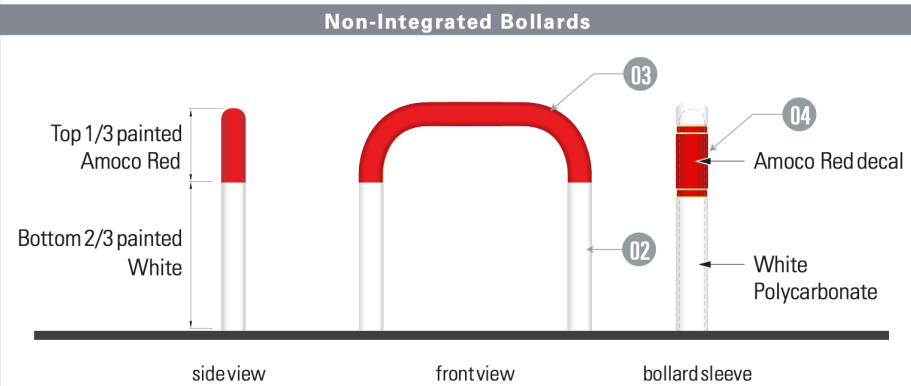
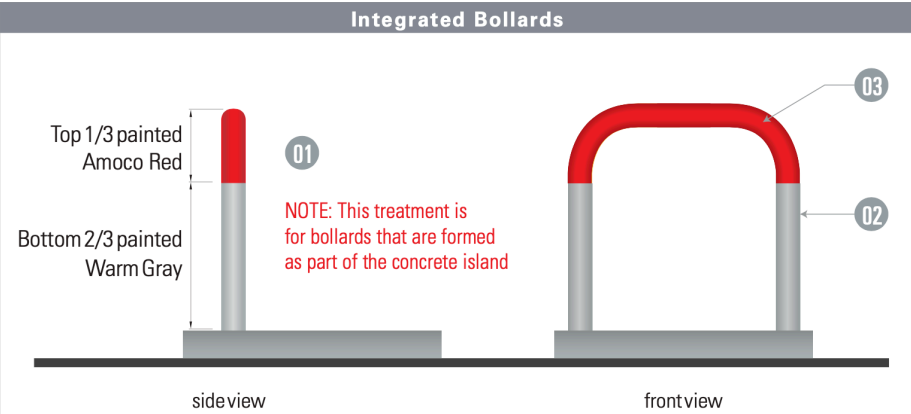
G Building Door/Window WDDecal ☐ Yes

WDDECAL DETAIL: NOTE
TO BE DISPLAYED IN
WINDOW OR DOOR



The use of **ANY** color of red is prohibited when the ToGo image is **NOT** used. If the color red is used on the building without the ToGo treatment, you will need to repaint it before financial settlement can occur. Any prior gasoline brand markings or logos need to be removed.



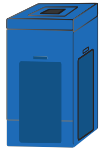


Curbs with integrated bollard are to be painted Warm Grey.

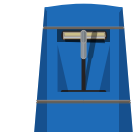
Top 1/3 of integrated bollard to be painted Amoco Red.

	C1 White (Canopy Deck, Canopy Columns, Store Exterior) - Glidden Professional Order #A0128, Spec #50GY 83/010, "White Wing" - Sherwin Williams SW7006, "Extra White" - Benjamin Moore OC-67, "Ice Mist" - P28 DTM (Gallon) - Anchor Paint BP White - 4900 (Acrylic), 900 (Oil)
	C2 Amoco Red - Sherwin Williams, SW6869, "Stop" - Glidden Professional, PPG Amoco Red (Custom Mix)
	C3 BP Warm Gray - Pump Islands - Sherwin Williams, SW7053, "Adaptive Shade" - Glidden Professional, Order #A1860, Spec #40YY 25/074, "Gray Mountain" - Benjamin Moore, 2137-40, "Desert Twilight" - P28 DTM (Gallon) - Anchor Paint, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil)
	C4 Amoco Gray - Store Windows - Sherwin Williams, SW7065, "Argos" - Glidden Professional, PPG1009-4 Gray Stone
	C6 Amoco Dark Blue - Sherwin Williams - SW6965, "Hyper Blue" - Glidden Professional, PPG Amoco Blue (Custom Mix)
	C5 Amoco Light Blue Pantone Process BlueC (C100 M13 Y0 K0)
	C7 Amoco Silver Match PMS 877C

All existing trash containers must be removed and replaced with Amoco approved containers.
These containers must be Amoco approved colors.



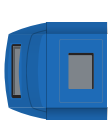
Waste Container
SKU#: 8002866



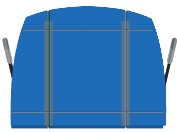
All in One - Front View
SKU#: 8002865



Side View



Overhead



2 DOUBLE SIDED ISLAND CONVENIENCE CNTR
SKU #75820499

Printing Concepts:

1. Open your PDF file through Adobe Acrobat and click the "File" tab > "Print..." This will cause a popup to appear on your screen. Locate the "Advanced" button to get to the next step.

Select Print as Image. Clicking the 'Advanced' button will cause another popup to appear on your screen, this time you need to click the "Print as Image" button. With this, you are done! Just click "OK" and "Print."

	P1 WALL PAINT - Eggshell finish - Glidden Professional, Order #A0090, Spec #40YY 79/168, "Candle Wax" - Sherwin Williams, SW6379, "Jersey Cream" - Benjamin Moore, OC-112, "Goldtone" - P28 DTM (Gallon) - Anchor Paint, Candlewax Interior - CC3072 (Eggshell Latex)
	P2 PAINT FOR DROP CEILING & DOORS - Eggshell finish - Glidden Professional, Order #A1807, Spec #30YY 62/127, "Water Chestnut" - Sherwin Williams, SW6141, "Softer Tan" - Benjamin Moore, OC-11, "Clay Beige" - P28 DTM (Gallon) - Anchor Paint, Water Chestnut Interior - CC3073 (Eggshell Latex)
	P3 PAINT FOR TO GO BACK WALL - Eggshell finish - Glidden Professional, Order #A0717, Spec #20YY 65/285, "Indian Corn" - Sherwin Williams, SW6380, "Humble Gold" - Benjamin Moore, 2160-50, "Oklahoma Wheat" - P28 DTM (Gallon) - Anchor Paint, Dark Pearl Interior - CC3070 (Eggshell Latex)
	P4 PAINT FOR COFFEE BACK WALL - Eggshell finish - Sherwin Williams, SW6866, "Heartthrob"
	P5 PAINT FOR METAL CABINETRY - Eggshell finish - Glidden Professional, Order #A0731, "Dakota Land"
	10 ADA/ Handicap Blue~ - Glidden Professional, "Handicap Blue", 25524 traffic paint - Sherwin Williams, TM2133, "Setfast Blue", Setfast marking latex - Benjamin Moore, P58-30, "Handicap Blue", Safety/Zone marking latex - Anchor Paint, BP ADA Blue - CC3074

~Handicap Blue paint is used for pavement striping and marking on site (as required).

For all questions regarding here to locate paints, contact your local Benjamin Moore, Sherwin Williams, or ICI Paints.

Benjamin Moore
877-626-5676
www.benjaminmoore.com

ICI (now operated by Glidden)
888-615-8169 Opt. 2

Sherwin Williams
847-330-6262
www.sherwin-williams.com

Anchor Paint
405-831-9446
www.anchorpaint.com