



**CITY OF TALLMADGE  
PLANNING & ZONING COMMISSION  
MEETING MINUTES**

THURSDAY, FEBRUARY 2, 2023  
7:00 p.m.

COUNCIL CHAMBERS

**CALL TO ORDER**

Chair Patrick Larson called the meeting to order at 7:00 pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commission Members present: Patrick Larson  
Julie Oliver  
Stephan Ryder  
Kevin Heilmeier  
Robert Kostko (Sworn in by Mayor Kline before meeting)

Administration present: Dave Kline, Mayor  
Megan Raber, Law Director  
Helene Hussing, Planning and Zoning Manager

**ADOPTION OF MINUTES**

***A motion to adopt the January 5, 2023 minutes was made by Mrs. Oliver and seconded by Mr. Heilmeier:***

All members voted in favor. (5-0)

**AGENDA ADDITIONS**

*None*

**CORRESPONDENCE AND COMMUNICATIONS**

Information packet from Stewart Signs.

**AGENDA ITEMS**

**FILING**

**Case PZ 23-02-01** **Amendment to the Zoning Map (I-1 to C-3)**

**Applicant:** Todd Meighen for GT Brazilian Jiu-Jitsu

**Owner:** Porra LLC

**Address:** 51 Southeast Ave (Parcel 6000098)

**Public Meeting:** March 2, 2023

**CASES**

**Case PZ 23-02-02** **Site Plan Review for Signage**

**For Review & Approval**

**Applicant:** Rev Phil Anderson for Bethel Church of Tallmadge

**Owner:** Bethel Church of Tallmadge of the Assemblies of God, Inc.

**Address:** 231 South Ave (Parcel 6005398)

Mrs. Hussing gave a summary of the case.

The representative for the case, Rev Phil Anderson, was sworn in.

*DISCUSSION*

Mr. Larson: The EMC is a new concept for the city and my question was, why couldn't you comply within the numbers in the code? And I had asked that question and got a pretty straight forward answer to that, because of the way the sign is manufactured, this is the way it fits.

Mr. Anderson: Yes, and of course we are concerned with visibility and readability because our sign is up on a hill as opposed to being closer to the road. The ability to have those few extra square feet would be tremendous for us.

Mrs. Hussing: I should point out that the existing sign is larger than this proposed sign.

Mr. Ryder: Are you keeping the same v shape there?

Mr. Anderson: No, it will be front and back.

*Commission walked through all variance factors as listed in the Staff Report.*

All members agreed with all variance standards.

***The following motion was made by Mrs. Oliver and seconded by Mr. Ryder:***

**To approve the Site Plan Review Application for Case PZ 23-02-02, applicant Rev. Phil Anderson for Bethel Church of Tallmadge and owner Bethel Church of Tallmadge of the Assemblies of God, Inc. at 231 South Avenue to install a Monument Sign with Electronic Message Center based on the application and plans submitted January 19, 2023 to the Planning & Zoning Department, subject to the following approvals, conditions, modifications and/or amendments, based on the evidence presented:**

- 1. That a 3.84 square foot variance is granted from Section 1108.11 H (2) maximum sign area is 24 square feet to allow a 27.84 square foot sign area; and**
- 2. That a 5.8% - Variance is granted from Section 1108.05 F (1)(v.)(c) limiting the message center area to not exceed 50% of any one sign nor more than 30% of the total area for all signs permitted on a property, requesting to allow 55.8% area for the message center; and**
- 3. Approval by Summit County Department of Building Standards;( and)**
- 4. Compliance with TCO Section 1108.05 F (1) (v.) (e) and (vi.) for Electronic Message Centers.**


**ADJOURNMENT**

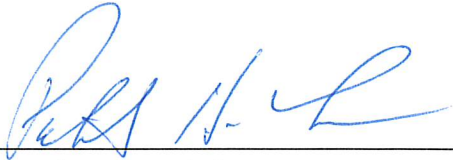
***A motion to adjourn was made by Mr. Heilmeier and seconded by Mrs. Oliver.***

All members present voted in favor. (5-0)

Meeting adjourned at 7:26 pm

Respectfully submitted,

  
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 Kelli Funk, Secretary

  
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 Patrick Larson, Chairman

*Full audio recording of meeting is hereby incorporated as part of meeting record.*