

VILLAGE OF MOGADORE

135 South Cleveland Avenue
Mogadore, Ohio 44260
(330) 628-4896

AGENDA

PLANNING & ZONING MEETING

Monday, March 3, 2025

7:00 p.m.

NEW BUSINESS

Applying for Revised Use & New Signage

Zoning District: (CB) Central Business

Lease: Blair Weaver

Business Name: Blair Mercedes Photography LLC

Location: 3878 Mogadore Road | Mogadore, Ohio 44260

Village Hall Ground Sign

Zoning District: (CB) Central Business

Contractor: Wilson Electronic Displays

Location: 135 South Cleveland Avenue | Mogadore, Ohio 44260

VILLAGE OF MOGADORE
ZONING PERMIT

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: 02/14/2025

APPLICANT NAME: Blair Weaver PHONE: 330-928-4161 EMAIL: Blairmercedesphotography@gmail.com

APPLICANT ADDRESS: 575 Anna Mae Drive Mogadore OH 44260

CONTRACTOR NAME: _____ PHONE: _____ EMAIL: _____

CONTRACTOR ADDRESS: _____

LOCATION OF WORK: 3878 Mogadore Rd, Mogadore Ohio 44260

TYPE OF CONSTRUCTION: Revised Use

ZONING DISTRICT: CB

ANTICIPATED START DATE: _____ ANTICIPATED COMPLETION DATE: _____

VILLAGE COMMENTS: _____

APPROVED: _____ PERMIT #: _____ DATE: _____

FEE: \$25.00 DEPOSIT: \$250.00 PAID: 2/14/25

INSPECTED: _____ DATE: _____

NOTE: VILLAGE INSPECTION FEES AND RESTORATION DEPOSIT MAY BE REQUIRED. INSPECTION FEES AND RESTORATION DEPOSIT ARE BASED ON THE TYPE AND DURATION OF THE WORK BEING PERFORMED.

Application is made for a zoning permit within a Village limits as indicated and in accordance with the following conditions:

1. The applicant agrees to keep this permit on the work site and notify the Village a minimum of 48 hours in advance of any work. The applicant also understands that it is solely responsible to notify OHIO811 a minimum of 48 hours in advance of any excavation. Building permit cards must be displayed on the street side of construction site at all times. The Summit County Building Department will perform all inspections (330-926-2414). No Construction can commence until a building permit is issued by Summit County. Upon building completion, a certificate of occupancy must be issued by the county prior to occupancy of the structure.
2. Applicant will acquire an approved Zoning Permit from the Village prior to applying for a Building Permit from Summit County.
3. If the property is currently or will be served by an on-site septic system, the applicant must provide a copy of the appropriate county health department approval of the existing or proposed system.

APPLICANT SIGNATURE: Blair Weaver

CK#
102

VILLAGE OF MOGADORE
SIGN PERMIT

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: 02/14/

APPLICANT NAME: Blair Weaver PHONE: 3304284161 EMAIL: Blairmercedesphotography@gmail.com

APPLICANT ADDRESS: 575 Anna Mae Drive Mogadore OH 44260

CONTRACTOR NAME: N/A PHONE: N/A EMAIL: N/A

CONTRACTOR ADDRESS: N/A

LOCATION OF SIGN: 3878 Mogadore Road, Mogadore, Ohio 44260

TYPE OF SIGN: Sign #1, 2 + 3 High-density Polyethylene Plastic

SIZE OF SIGN: Sign #1 2'6" X 2'6" Sign #2 + #3 5' X 5'

IS SIGN CONDITIONAL: Yes IS SIGN TEMPORARY: NO

ZONING DISTRICT: CB

VILLAGE COMMENTS: _____

APPROVED: _____ PERMIT #: _____ DATE: _____

FEE: \$25.00 DEPOSIT: \$100.00 PAID: 2/14/25

INSPECTED: _____ DATE: _____

NOTE: VILLAGE INSPECTION FEES AND RESTORATION DEPOSIT MAY BE REQUIRED. INSPECTION FEES AND RESTORATION DEPOSIT ARE BASED ON THE TYPE AND DURATION OF THE WORK BEING PERFORMED.

Application is made for a sign permit within a Village limits as indicated and in accordance with the following conditions:

1. The applicant agrees to notify the Village a minimum of 48 hours in advance of any work. The applicant also understands that it is solely responsible to notify OHIO811 a minimum of 48 hours in advance of any excavation.
2. Applicant complies with the regulations contained in the Village Codified Ordinances and with the representations made herein.

APPLICANT SIGNATURE: Blair Weaver

3878 Mogadore Rd, Mogadore Ohio 44260

(Sign #1 – Blair Mercedes Photography LLC)

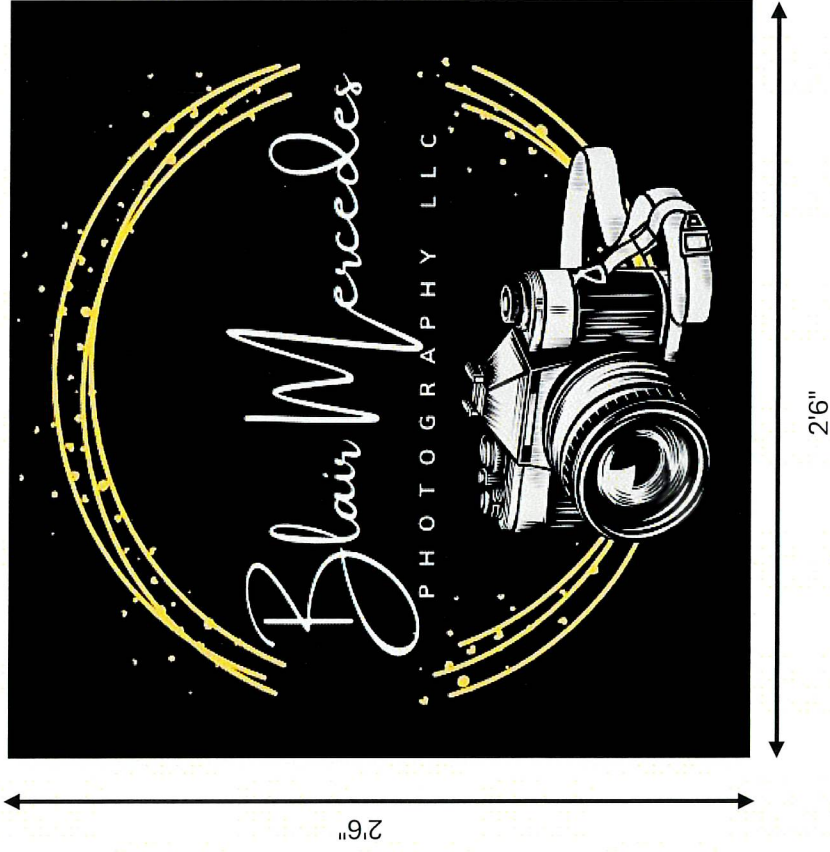
- The existing sign located at the front of the building on the north side exterior facing towards Mogadore Road will be replaced.
- The new sign for Blair Mercedes Photography LLC will be installed in the same location as the previous sign in front of the building in the landscaper and will be the exact same dimensions (2'6" x 2'6") – constructed of aluminum. The sign will be installed to the existing exterior post located outside in front of the building using exterior stainless steel sign hardware.



(Sign #1 – Blair Mercedes Photography LLC)



Blair Mercedes Photography LLC - Proposed Sign #1



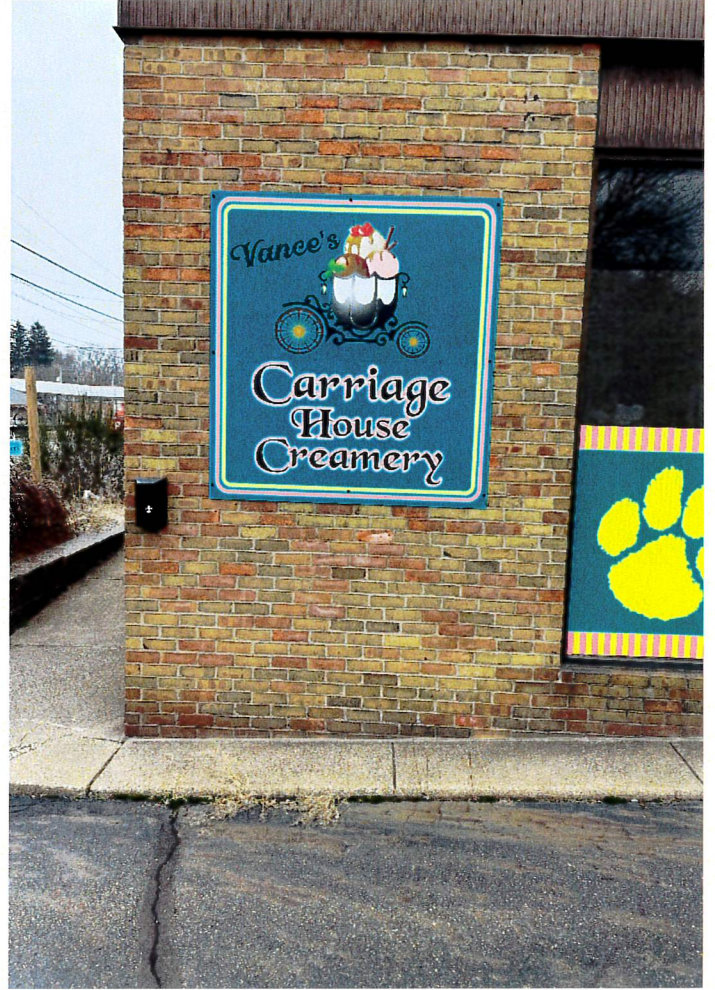
3878 Mogadore Rd, Mogadore Ohio 44260

(Sign #2 – Blair Mercedes Photography LLC)

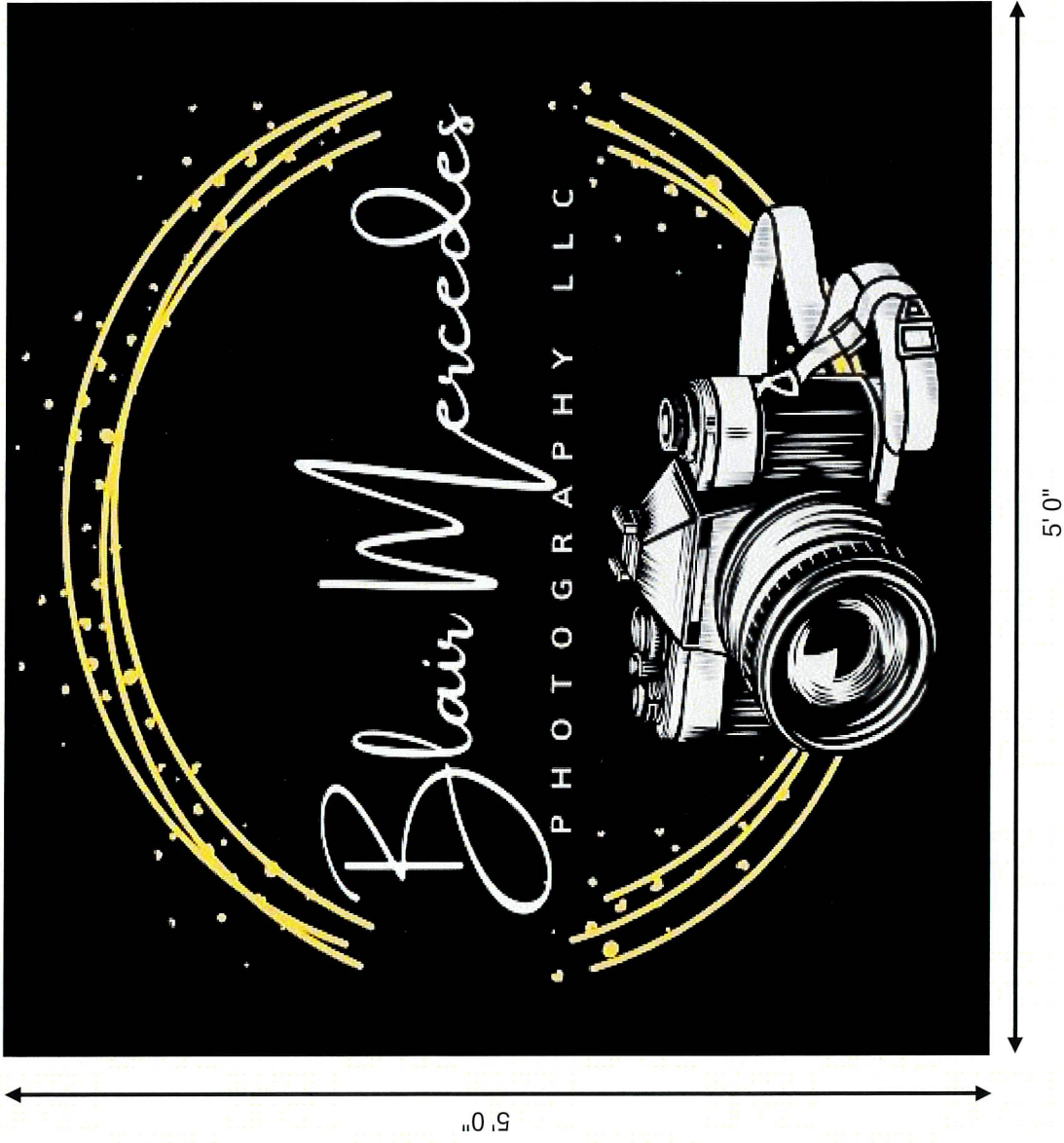
- The existing sign on the northwest side of the exterior building facing towards Pearl Avenue will be replaced.
- The new sign for Blair Mercedes Photography LLC will be installed in the same location as the previous sign on the exterior of the building and will be the exact same dimensions (5'x5') – constructed of high-density polyethylene plastic. The sign will be installed to the exterior of the building using exterior tapcon concrete screws with hinged screw cap covers.



(Sign #2 – Blair Mercedes Photography LLC)



Blair Mercedes Photography LLC - Proposed Sign #2 and Sign #3



3878 Mogadore Rd, Mogadore Ohio 44260

(Sign #3 – Blair Mercedes Photography LLC)

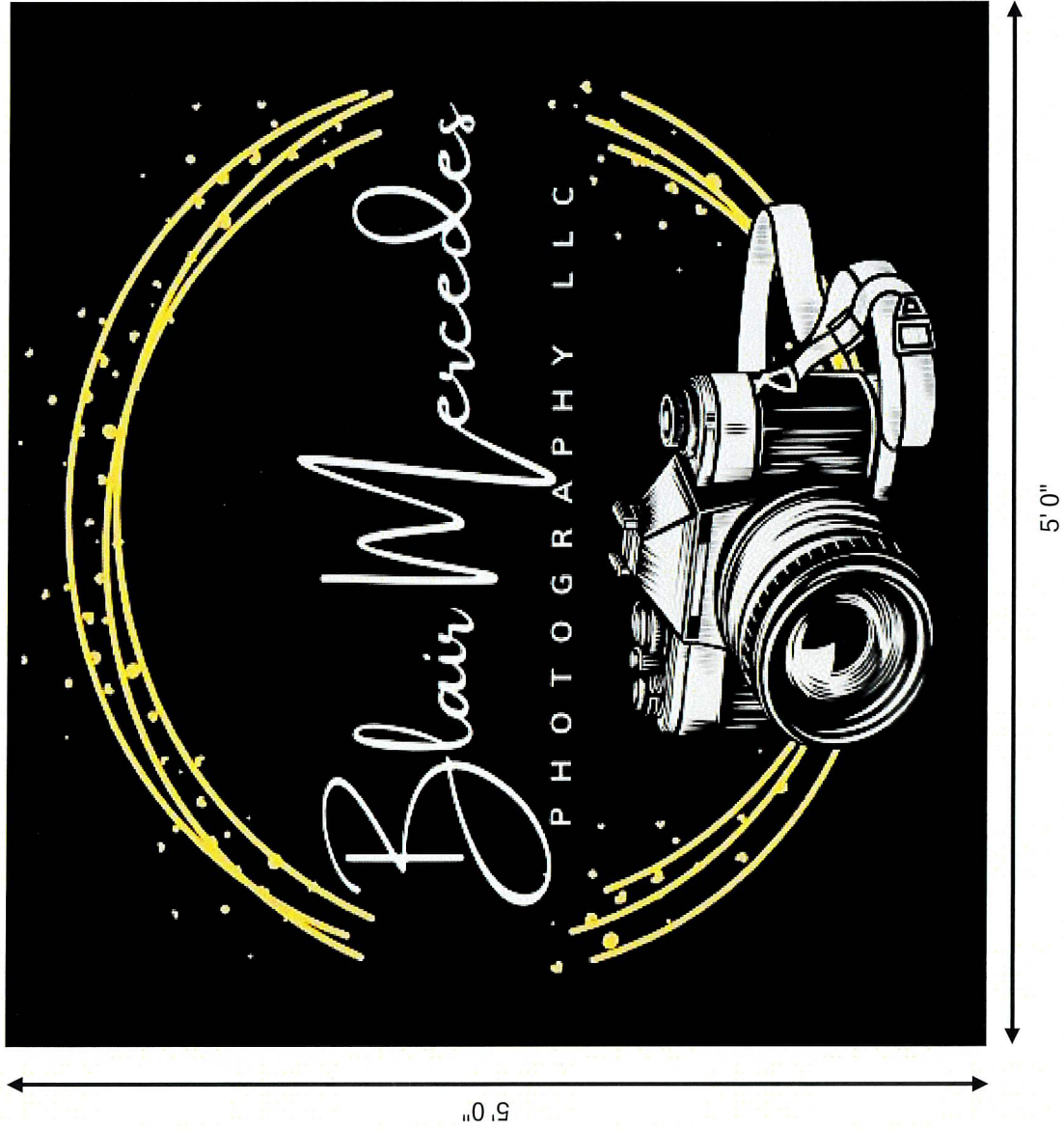
- The sign on the northwest side of the exterior building facing towards Pearl Avenue will be replaced.
- The new sign for Blair Mercedes Photography LLC will be installed in the same location as the previous sign on the exterior of the building and will be the exact same dimensions (5'x5') – constructed of high-density polyethylene plastic.



(Sign #3 – Blair Mercedes Photography LLC)



Blair Mercedes Photography LLC - Proposed Sign #2 and Sign #3



Printable page

PARID: 5500042
VANCE WILLIAM

ROUTE: SP0016604007000
3878 MOGADORE RD

BASIC INFORMATION

Alternate ID SP0016604007000
Site Address 3878 MOGADORE RD , , MOGADORE 44260-
Description 1 MOGADORE LOT 22 N 138.60 FT
Description 2
Description 3
Taxing District 55 - MOGADORE VIL-MOGADORE LSD
Inter-County 00470

of Cards 1
Lister No., Date 823, 30-JUN-22
Vacant/Abandon
Special Flag
Land Use Code 445 - C - SAVINGS AND LOAN
Class C - COMMERCIAL
Neighborhood 20700401 -

OWNER(S)

Owner 1	Owner 2
VANCE WILLIAM	
VANCE VICTORIA	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption NO
2006 Reduction Amount
Owner Occupancy Credit NO
Rental Registration Date (M/D/Y)
Rental Registration Exemption Date (M/D/Y)

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	S - SqFt	8,004	.1837	40,020.00

COMMERCIAL

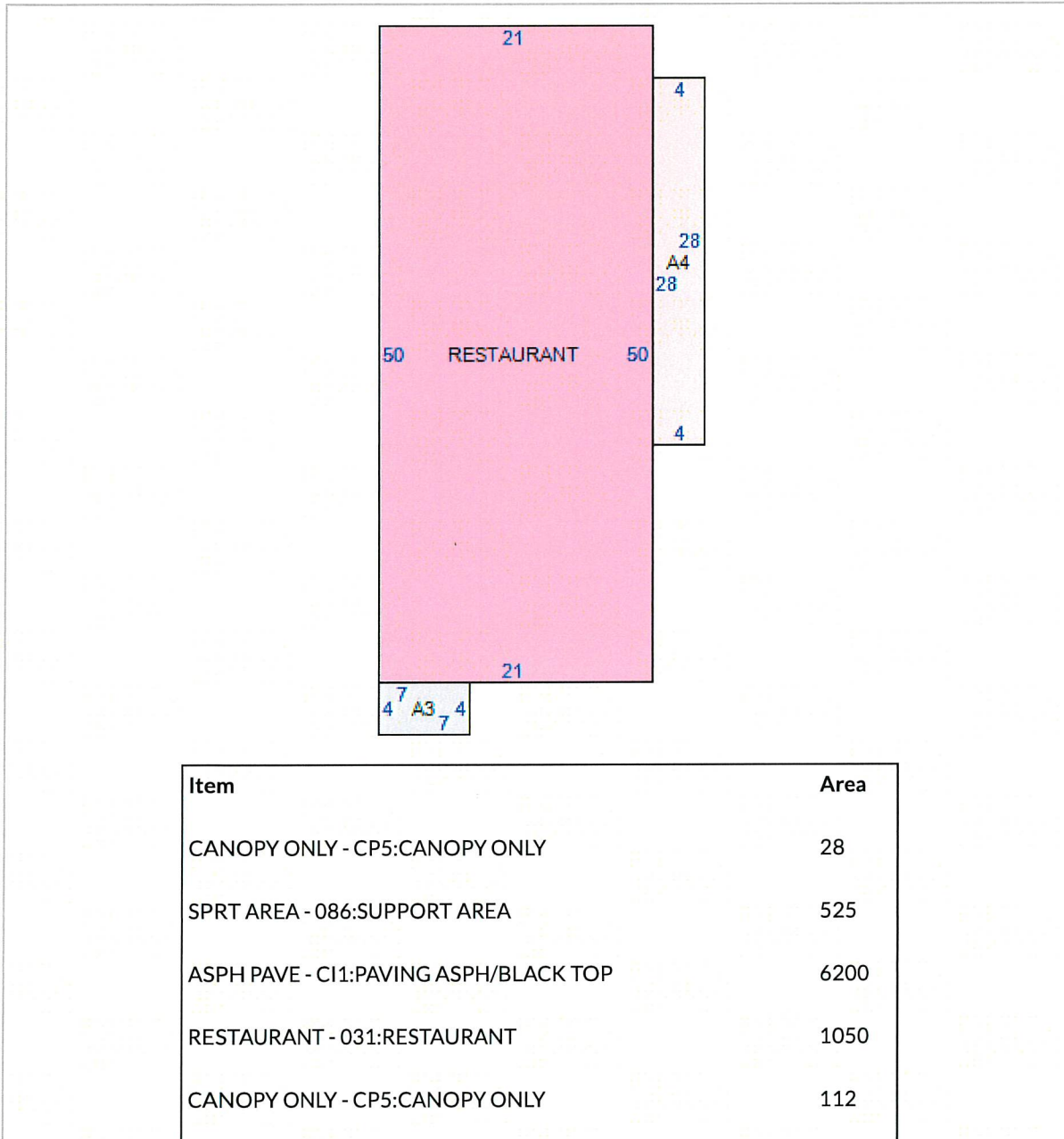
Tax Year 2024
Card Number 1
Building Number 1
Year Built 1975
Effective Year Built
Structure Code 323 - FOOD STAND

Improvement Name

Printable page

PARID: 5500042
VANCE WILLIAM

ROUTE: SP0016604007000
3878 MOGADORE RD

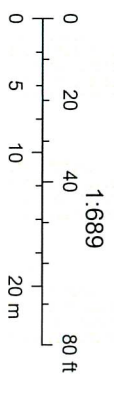


Parcel Viewer Web Map by County of Summit



2/11/2025, 10:41:55 AM

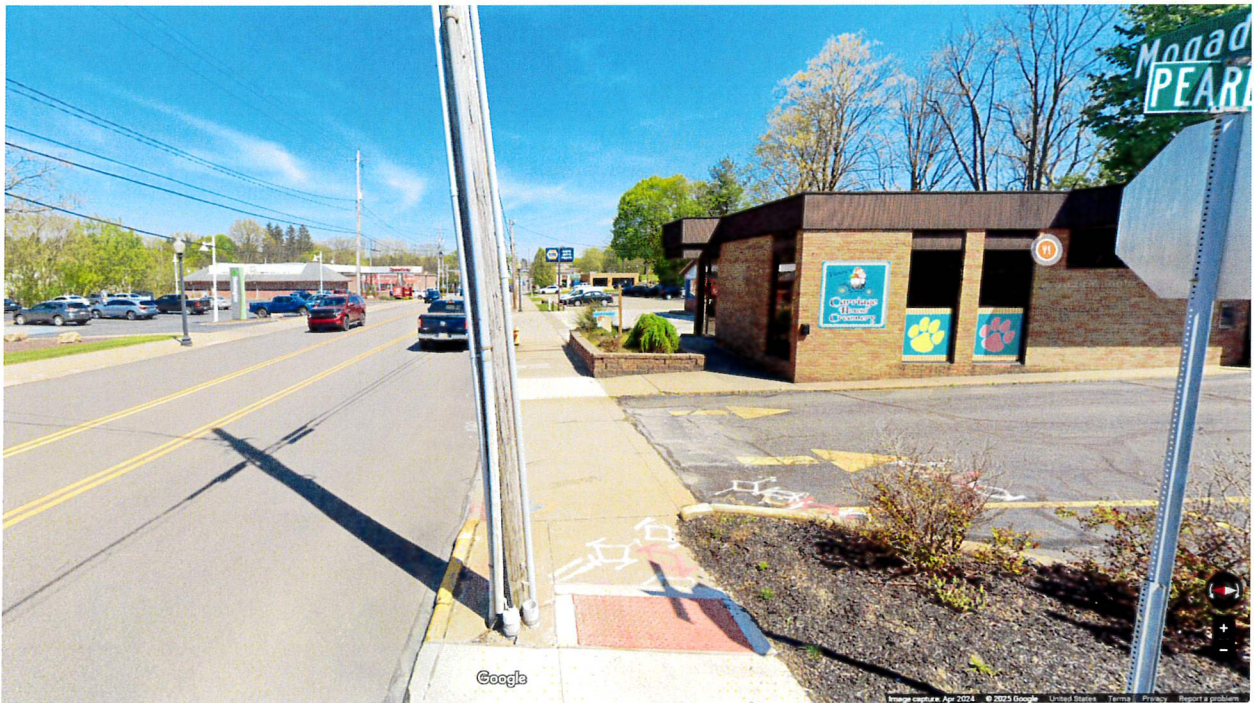
- Parcels
- Jurisdictions



3878 Mogadore Road, Mogadore, Ohio 44260 – Property











Blair Mercedes Photography LLC

150.216 Commercial, Industrial, Central Business or Multi-Family Revised Use

The revised use will be for a Professional Photography studio. Providing photography services for families/couples, maternity and newborn, high school seniors, college graduates, professional/branding photography, portrait photography, and commercial photography. Intended occupancy of the property will be between 1 and 10-people per scheduled session. Business will be by appointment only 8:00am-9:30pm (Monday through Sunday) and occupancy will be determined by the type of service being performed (individual, family, couple, group, senior, etc.)

I, Blair Weaver, owner of Blair Mercedes Photography LLC, will be the only employee. There will be no change to the parking spaces on the lot and no overnight parking will occur, along with no parking requirements or traffic impacts. Outside lighting will remain the same. No impact on neighboring property use. Occasional deliveries from UPS, FedEx and Amazon. Interior modifications will be painting of walls, no exterior modifications to be performed. No change to existing fire prevention/protection systems. No change to existing ingress/egress. No chemical storage on-site besides general cleaning supplies for studio. No outdoor storage.

Blair Mercedes Photography LLC

150.216 Commercial, Industrial, Central Business or Multi-Family Revised Use

- a. Submit a Zoning Permit Application to Village Clerk (with fees and deposit).
 - Submitted Zoning Permit Application with fees and deposit.
- b. Approval of Architectural upgrades (new facades, repainting, new awnings, new storefronts, new finishes etc.) is required for properties within the Central Business District and Planned Unit Developments.
 - No architectural upgrades to be performed.
- c. Submit information regarding the revised use and detail how the revised use is consistent with the current zoning.
 - Revised use for a Professional Photography Studio
- d. Submit information regarding proposed interior and exterior modifications.
 - Interior modifications will be painting of walls
 - No exterior modifications
- e. Submit information regarding parking requirements and traffic impacts.
 - No parking requirements or traffic impacts
 - Parking spaces on property remain unchanged
- f. Provide information relative to proposed fire prevention/protection systems as well as ingress/egress diagrams.
 - No change to fire prevention/protection systems
 - No change to ingress/egress
- g. The Planning Commission and Fire Department review the application.
- h. The applicant may be required to obtain a Building Permit from Summit County. Portage County does not issue building permits within the Village.

- i. Application materials shall include information pertaining to hours of business operation, number of employees, parking facilities, overnight parking, site lighting, impacts on neighboring property uses, delivery frequency and size of trucks, chemical storage, odors, outdoor storage and the intended general use/occupancy of the property.
- Professional Photography Studio and Services – hours of business operations are by appointment only (Monday through Sunday).
 - One employee (Blair Mercedes Weaver – owner)
 - Parking lot and spaces remain unchanged.
 - No overnight parking
 - Site lighting will remain unchanged
 - No impact on neighboring property uses
 - No routine deliveries – only occasional deliveries from USPS, FedEx, and Amazon.
 - No chemical storage on-site besides general cleaning suppliers for studio.
 - No odors
 - No outdoor storage
 - General use of the property will be a professional photography studio providing photography services for families/couples, maternity and newborn, high school seniors, college graduates, professional / branding, portrait photography, and commercial photography.
 - Intended occupancy of the property will be between 1 and 10-people per scheduled session. Business will be by appointment only (Monday through Sunday) and occupancy will be determined by the type of service being performed (individual, family, couple, group, senior, etc.)

**VILLAGE OF MOGADORE
SIGN PERMIT**

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: 2/24/25

APPLICANT NAME: Village of Mogadore PHONE: 330-628-4896 EMAIL: mglass@gpdgroup.com

APPLICANT ADDRESS: 135 S. Cleveland Avenue, Mogadore, Ohio 44260

CONTRACTOR NAME: Wilson Electronic Displays, LLC PHONE: 877-401-5649 EMAIL: reifert@wwdled.com

CONTRACTOR ADDRESS: 2623 Dayton Germantown Pike, Germantown, Ohio 45327

LOCATION OF SIGN: North of Fire/Police drive near location of existing sign to be removed

TYPE OF SIGN: LED

SIZE OF SIGN: 68" H x 105.8" L x 6" D

IS SIGN CONDITIONAL: No IS SIGN TEMPORARY: No

ZONING DISTRICT: Central Business (CB)

VILLAGE COMMENTS: The Village of Mogadore intends to replace the existing village hall sign with a new LED display

APPROVED: _____ PERMIT #: _____ DATE: _____

FEE: N/A DEPOSIT: N/A PAID: N/A

INSPECTED: _____ DATE: _____

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1. The applicant agrees to notify the Village a minimum of 48 hours in advance of any work. The applicant also understands that it is solely responsible to notify OHIO811 a minimum of 48 hours in advance of any excavation.
2. Applicant complies with the regulations contained in the Village Codified Ordinances and with the representations made herein.

APPLICANT SIGNATURE: *Matthew Glass*

DETAILED SPECIFICATIONS (DS)

Village Hall Ground Sign

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DS-1 CONTRACT SCOPE

The purpose of this bid, and the requirement contract awarded following an evaluation of the bids received is to provide the Village of Mogadore, herein after referred to as the “Village” with a ground sign per the scope below at the Village Hall site.

The contractor shall be responsible for the following:

- Furnish, manufacture and install one (1) 8’6.5”H x 9’1”W double faced replacement ground sign per Ellet Sign Co. drawing #H5364 A or approved equal.
- Cabinet shall be fabricated from heavy gauge aluminum cabinet and internally illuminated via white LED modules.
- Header face shall be translucent plastic with applied decoration. Lower portion to be Daktronics brand electronic display with 8mm pixel pitch, 180 x 315 pixel matrix cloud based software and lifetime (Verizon) cellular communication or approved equal.
- The base shall be fabricated aluminum with stone veneer.
- Existing sign shall be removed and scrapped.

Contractor shall be responsible for all permits, fees, tests, inspections, certifications, and applicable requirements relative to the execution of the scope of work specified herein. Contractor shall provide all labor, transportation, fuel, parts, materials, tools, equipment, supervision, incidentals, codes and standards, personal protective/safety equipment and devices, manuals, procedures, and services necessary for the safe, injury free completion of all services performed under the scope of this Contract.

DS-2 GENERAL REQUIREMENTS

The contractor must inform the Village any time access to the site is blocked. The contractor shall not be permitted to block public streets or sidewalks unless prior arrangements have been made with the Village. The contractor is responsible for all traffic control and shall comply with state, county, and local highway construction codes.

If the project requires an impact to above ground or underground utilities, the contractor is responsible to notify and coordinate work with the utility companies. If the contractor uses water or electrical services near the work site, then the contractor is responsible for providing all adaptors, fittings, wiring, hoses, and any other materials required to use those services.

DS-3 ALLOWANCE WORK

An allowance is included on the *Bid From* to be used, at the sole discretion of the Village for as-needed repairs or other related but unanticipated expenses. If any repairs are needed, they will be paid on a time and materials basis. No allowance work shall be paid unless an accurate,

detailed proposal is provided, and the Village has approved the work in advance of the work being started. The Village reserves the right to request additional proposals from outside Contractors if the proposal provided is deemed to not be fair and reasonable.

The Contractor will not be paid separately for travel time to and from the Village facilities as it is to be included in the lump sum price bid for the work. Any overtime must be pre-authorized by the Village. Invoices shall reflect time rounded to the nearest half hour. Service tickets showing dates, time, and work performed shall be signed by the Village or designee and submitted with the invoice for prompt payment to occur.

DS-4 SUBCONTRACTING

No subcontracting shall be permitted without written approval from the Village before the start of the work. A subcontractors list shall be submitted with the bid documents. Contractor shall have enough experienced personnel and equipment needed to perform the work.

DS-5 REQUEST FOR SERVICE

Bidders shall provide the Village with a list of telephone numbers and contact names for the Village management staff. The Contact Names and telephone numbers shall be placed on the last page of the *Bid Form*. More than one number may be provided for normal weekday hours (8:00 a.m. to 5:00 p.m.) or other than normal business hours (weekdays after 5:00 p.m., weekend days and Village holidays).

Should a holiday fall on a weekend, the day designated by the Village shall be recognized as the official holiday.

DS-6 PRE-BID INSPECTIONS

Prospective contractors should acquaint themselves with the equipment and scope of services to be performed under the Contract and visit the site prior to submitting bids. Failure by the Contractor awarded the Contract to become acquainted with the equipment and the scope of the tasks which results in Contractor's subsequent inability to execute the Contract shall not relieve Contractor of their obligations under the Contract. No pleas of ignorance of existing conditions or encountered difficulties after commencement of the work under this Contract will be accepted if determined that complications resulted from Contractor's failure to make reasonably prudent examinations and investigations. The Village reserves the right to cancel the Contract awarded at any time it is determined that service is inadequate.

DS-7 BID SUBMITTAL

Bidders must complete and return all the contents of the bid package distributed by the Bid Opening date/time. The Village will receive bids at the Village Hall front desk at 135 South Cleveland Avenue, Mogadore, Ohio 44260.

Each Bidder must provide an authorized signature and company information on each page of the *Bid Form*. These documents will become a part of the finalized contract with the successful bidder.

As necessary, bidders shall submit with their bid the additional information discussed in these Detailed Specifications. These documents will become a part of the finalized contract with the successful bidder.

DS-8 BID FORM

Bidders are required to quote prices for all bid items. Failure to submit prices for all bid items may be sufficient reason to declare the Bidder non-responsive. Bid prices must be exclusive of any federal, state, local sales, or use taxes.

- The project will be bid out as lump sum work.
- A predetermined allowance is automatically calculated into the bid total.

DS-9 QUALIFICATIONS & COMPANY REFERENCE INFORMATION

Bidders must be able to provide all the work specified. In addition to completing and returning the *Bid Form*, **the Bidder must provide the following information:**

1. COMPANY REFERENCE FORM - A list of a minimum of three businesses with whom the Bidder has entered agreements for similar work and the year each of the agreements was entered must be provided. The Bidder must demonstrate through such information that it has at least five years of relevant experience. The list shall include contact names and telephone numbers. The list of companies may include the Village. The information obtained from contacting the companies on the lists will be used to check customer service history and may be used as a factor in awarding the Contract.
2. NOTICE OF CANCELED CONTRACT OR CLAIM ON PERFORMANCE BOND REPORT Contractor must submit written explanation of the circumstances if a contract has been canceled or a claim made on a performance bond issue.

DS-10 INVOICE PREPARATION AND PAYMENTS

Contractor shall submit to the Village one invoice for the agreed upon price at the completion of service. Additional services performed using the Contract Allowance shall be invoiced separately upon completion of the work and in accordance with the approved submitted proposal. All charges shall be fully detailed and where applicable, list the asset(s) with the asset number(s) for which service was performed. Invoices shall include the Purchase Order number previously provided by the Village along with any supporting documentation (e.g., signed Daily Service Tickets, receipts, reports). Items invoiced shall also include the PO line number to be charged.

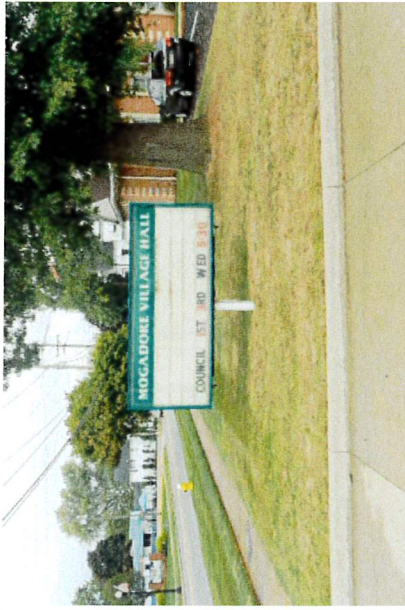
Invoices shall be emailed to Village Engineer Matthew Glass at mglass@gpdgroup.com. Payments will be based on the prices bid. Invoices will be processed for payment after the Village has substantiated and verified the charges. Unless otherwise agreed, payment terms shall be net 30 days. Care in the preparation of the detailed information on the invoices and the timing of the submittal of invoices by Contractor will expedite payments.

DS-11 PREVAILING WAGE RATES

This contract shall adhere to the most current prevailing wage rates which can be obtained at <http://www.com.ohio.gov/laws/>. Said wage rates are hereby made part of this contract.



EXISTING VIEW



PROPOSED VIEW



ONE (1) DOUBLE SIDED INTERNALLY ILLUMINATED GROUND SIGN
- 8MM ELECTRONIC DISPLAY

<p>CLIENT VILLAGE OF MOGADORE</p>	<p>PROJECT/LOCATION 135 S. CLEVELAND AVE., MOGADORE, OH</p>	<p>DATE 10/31/24</p>	<p>ACCOUNT REP. TY</p>	<p>DESIGNER GK</p>	<p>FILE H5364 A</p>
<p>Upon acceptance of contract, a letter of approval from ELLET SALES & SERVICE, INC. is submitted for initial the copy of this sketch and indicate any changes desired and return one copy along with the signed contract to our office prior to any work being done.</p> <p>APPROVED _____ DATE _____</p> <p>NO SCALE</p>					
<p>FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED:</p> <p>SALES AGENT _____ DATE _____</p>					



PH 1-330-628-9907
FX 1-330-628-8347
TOLL FREE 1-888-652-8607
www.elletneon.com

