

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
AUGUST 21, 2007**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. All permanent Board members were present. Alternate member Robert Erickson was also present.

The Zoning Commission minutes to the June 19, 2007 meeting and July 17, 2007 meetings were approved as amended. The Trustees have scheduled site plan reviews to be heard on September 6, 2007 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear site plans.

**MISC.**

The Soil and Water Conservation District meeting will take place on September 27, 2007 at 7:00 p.m. at the Townhall.

The Medina County Planning Commission will be sponsoring a water protection bus tour on September 7, 2007.

Zoning Board members need to have their badges done at the Medina Sheriff's Office.

**SITE PLANS**

**Russell Park-3848 Medina Rd.**

Mr. Jeff Russell represented Russell Park. Mr. Russell stated he was present to show the location and nature of the Russell Realty logo and to get approval for the tenant panels presented this evening to be placed on the id sign, which was previously approved. The tenant panels presented this evening were for Ron Russell, Lease Information, Lifetime Chiropractic and Federal Credit Union. Each panel would consist of 4.65 sq. ft.

Mr. Jarrett made a motion to approve the tenant panels on the identification sign for Russell Park as presented. It was second by Mrs. Gardner.

ROLL CALL-Jarrett-yes, Gardner-yes, Overmyer-yes, Williams-yes, Strogin-yes.

**Crystal Clinic-3645 Medina Rd.**

Mr. Jim Weisburn from Interior Graphic Systems represented Crystal Clinic. They are requesting a face replacement of the existing pole sign to reflect their new location. The size of the sign is 34.27 sq. ft.

Mr. Overmyer made a motion to approve the face replacement on the existing pole sign for Crystal Clinic as presented. It was second by Mr. Williams.

ROLL CALL-Overmyer-yes, Williams-yes, Gardner-yes, Jarrett-yes, Strogin-yes.

**Dental Works-5014 Grande Shops Ave. Unit J-3**

Mr. Larry Wade from Archer Signs represented Dental Works. He stated that Sears is now doing business as "Dental Works". The Sears name will be swapped out to reflect the new name i.e. "Dental Works."

Mr. Wade stated he was requesting a 36 sq. ft. wall sign. The frontage of the business is 37 ft.

Mrs. Gardner made a motion to approve the wall sign for Sears doing business as "Dental Works" not to exceed 36 sq. ft. as presented. It was second by Mr. Overmyer.  
ROLL CALL-Gardner-yes, Overmyer-yes, Williams-yes, Jarrett-yes, Strogin-yes.

The next request was a replacement panel to reflect "Dental Works" to be placed on the existing identification sign.

Mr. Williams made a motion to approve the replacement panel to reflect Sears doing business as "Dental Works" on the existing identification sign not to exceed 4.3 sq. ft. as presented. It was second by Mr. Jarrett.  
ROLL CALL-Williams-yes, Jarrett-yes, Overmyer-yes, Gardner-yes, Strogin-yes.

**Portrait Innovations-Unit I-1 Grande Shops Ave.**

Ms. Dawn Rowan from Zaremba Group represented Portrait Innovations, which would be locating in Unit I-1 on Grande Shops Ave in Medina Grande Shops. The nature of the business is a photography studio.

Mr. Jarrett made a motion to approve the use for Portrait Innovations on Grande Shops Ave. in unit I-1 of Medina Grande Shops as presented. It was second by Mrs. Gardner.  
ROLL CALL-Jarrett-yes-yes, Gardner-yes, Williams-yes, Overmyer-yes, Strogin-yes.

Mr. Rowan stated she was also present to request a 26.7 sq. ft. wall sign for Portrait Innovations. The business frontage is 29 feet.

Mr. Overmyer made a motion to approve the wall sign for Portrait Innovations not to exceed 27-sq. ft. as presented. It was second by Mr. Williams.  
ROLL CALL-Overmyer-yes, Williams-yes, Gardner-yes, Jarrett-yes, Strogin-yes.

**Realty One-3565 Medina Rd.**

Mr. Kerry Illes from Illes Architects represented Realty One. Mr. Illes stated that Realty One was requesting a new wall sign. The existing wall sign is 17.5-sq. ft. and would be changed to 24.7 sq. ft. The frontage of this building is 60 ft.

Mr. Overmyer made a motion to approve the change in wall signs for Realty One from 17.5 sq. ft. to 25-sq. ft. as presented. It was second by Mrs. Gardner.

ROLL CALL-Overmyer-yes, Gardner-yes, Williams-yes, Jarrett-yes, Strogin-yes.

**Medina Medical Campus-3443-3455 Medina Rd.**

Mr. Illes from Illes Architects represented Medina Medical Campus. There are currently two existing buildings and their intention is to unite them in the center and remove the carport in the existing drive-thru on the site in the front. They would also be redoing the façade and then the entire “building” will become a medical facility. Ohio Heart will be locating in this complex as well as another medical tenant. Mr. Illes also stated that instead of a trash dumpster they may incorporate a trash compactor because of the ravine on the property. This compactor would also be enclosed and screened appropriately. Mr. Illes stated they would be requesting signage at a later date.

Chair Strogin asked if the proposed breezeways between the buildings would be enclosed as Fire Chief Crumley was concerned about the emergency access for fire and safety vehicles. She added that the Fire Chief was concerned if the buildings were connected they would lose the 150 ft. emergency access. Mr. Illes stated the breezeways would be enclosed but the buildings would be separated by firewalls so that should not be an issue. He added that one could walk through the breezeways but they would be covered. The fire dept. could park in front and pull a hose through the breezeway. The buildings would not be fire suppressed but firewall separated. Mr. Illes stated that in essence there will be three buildings which would be interconnected.

Chair Strogin stated that currently these buildings sit on two lots, but because they would now be connected, the lots would need to be combined into one parcel before any zoning permits were issued. Mr. Illes stated he understood and they are in the process of completing that transaction.

Chair Strogin continued that currently this complex has a Medina Rd. address. The Fire Dept. would like the buildings to have a Shady Brook Run address instead of a Medina Rd. address. Mr. Illes stated the client would probably prefer the Medina Rd. address and added that would be the purpose of redoing the sign i.e. for identification purposes.

Mr. Jarrett asked where the drive was located. Mr. Illes stated off of Shady Brook Run but it is existing, not new and all three entrances have been there since day one. Mr. Illes stated they would be removing the entrance off Shady Brook Run that was closest to Rt. 18 as they felt it was a hindrance to the intersection due to congestion and stacking issues; and would be relocating the drive farther down on Shady Brook Run. Mr. Illes also commented that the State will not allow any more curb cuts off of Rt. 18.

Chair Strogin called Fire Chief Crumley on her cell phone for him to relay his comments on this site plan. Fire Chief Crumley stated the new section of the Ohio Fire Code stated the Fire Dept. needs a 150 access to all structures. If the breezeways are not enclosed then the Fire Dept. would still have the access it needs. He added that it just needs to be

understood that those breezeways are not to be enclosed. Mr. Illes stated that was not an issue. Fire Chief Crumley stated that during the winter months there could be a vinyl covering that could be used to keep the elements off the public but it would need to be something that could be easily torn off in case of a fire.

Fire Chief Crumley reiterated his comments about the addressing and added that the majority of that complex is off of Shady Brook Run and should have a Shady Brook Run address. Fire Chief Crumley stated he talked to Roxanne down at tax map and she agreed. Mr. Illes interjected that the addressing has been that way since the inception of this complex. Fire Chief Crumley stated that Roxanne felt misguided from the beginning as the address is usually where the mail is delivered and the mailed is not delivered on Rt. 18 but off of Shady Brook Run. Fire Chief Crumley stated if that could not be accommodated, then he would like the address on the building and the wording Medina Rd. for fire and emergency response. Mr. Illes stated they were proposing to change the sign at the intersection of Rt. 18 and Shady Brook Run and it would have the addresses of the buildings on the sign. Mr. Illes stated he was willing to work with Fire Chief Crumley to make this work. Fire Chief Crumley stated he would appreciate the cooperation.

Mr. Jarrett asked about the 15-ft. setback to the dumpster shown on the plan and asked if that was to code as the setback was 25 ft. Chair Strogan stated that the Commission did not consider the dumpster enclosure a structure but it could not go into the landscaping. Mr. Illes stated they follow BFI recommendations in order for their trucks to access the dumpsters.

Mr. Erickson questioned the number of parking spaces. He added that there appeared to be 5 parking spaces in front of the dumpster area. Mr. Illes stated it was common practice to have parking spaces in front of a dumpster island as long as you allow for walk and access. He added that the dumpsters are usually picked up between 4 and 6 a.m. so parking was not an issue nor was it an uncommon practice to have parking in front of the dumpster area. Mr. Illes stated that they even designated the walk with striping to identify where the parking ends.

ZI Ridgely asked about the height of the buildings. Mr. Illes stated they would not go over the 35-ft. height restriction per the zoning code.

Mr. Jarrett asked what the right of way was for Building A. Mr. Illes stated 100 ft. Mr. Jarrett then asked how many parking spaces will be provided. Mr. Illes stated they took the complex as a whole and there was adequate parking provided. Mr. Illes stated they have added the parking marked in gray on the site plan. Mr. Jarrett asked if Building C would also have adequate parking. Mr. Illes stated yes and landscaping would be provided. Chair Strogan stated they have 128 parking spaces required for suites A, B, C and D and 131 parking spaces proposed. Mr. Jarrett stated the adequacy depended on

where the parking was located. Chair Strogin then asked how the buildings would be owned. Mr. Illes stated there would be a 10-yr. lease agreements.

Mr. Williams made a motion to approve the use for Medina Medical Campus located at the corner of Medina Rd. and Shady Brook Run as presented. It is so noted that the breezeways need to remain open with the exception in the winter a temporary vinyl enclosure could be used. The two lots need to be combined into one lot prior to any zoning permits will be issued. It was second by Mr. Overmyer.  
ROLL CALL-Williams-yes, Overmyer-yes, Gardner-yes, Jarrett-yes, Strogin-yes.

Having no further business before the Board, the meeting was officially adjourned at 8:45 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin-Chairperson