

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
OCTOBER 16, 2007**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:32 p.m. All permanent Board members and alternate members were present.

The Zoning Commission minutes to their September 18, 2007 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on November 1, 2007 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

**MISC.**  
**SITE PLANS**

**Dodd Camera-5012 Grande Blvd.**

Mr. Robert Milburn from Boyer Signs and Graphics represented Dodd Camera. Dodd Camera would be locating in Retail Space J2 of Medina Grande Shops. Mr. Milburn stated Dodd Camera was requesting a 19.78 sq. ft. wall sign. This business consists of 20 ft. of linear frontage.

Mrs. Gardner made a motion to approve the wall sign for Dodd Camera not to exceed 20-sq. ft. as presented. It was second by Mr. Williams.

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

Mr. Milburn stated he was also present this evening to request a tenant panel for Dodd Camera to be placed on the existing pylon sign located on Pearl Rd.

Mr. Jarrett made a motion to approve a 4.62 sq. ft. tenant panel to be placed on the pylon sign for Dodd Camera as presented. It was second by Mr. Overmyer.

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

**Huntington Bank-3705 Medina Rd.**

Mr. Rob Davenport represented Huntington Bank. This was the former Sky Bank, which would now be converting to Huntington Bank.

Mr. Overmyer made a motion to approve the change of ownership for Huntington Bank as presented. It was second Mrs. Gardner.

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

Ms. Amy Yelling from Ellet Sign Co. represented the signage request for Huntington Bank. Ms. Yelling stated they would be replacing existing signs to reflect the change

from Sky Bank to Huntington Bank. The business has 94 ft. of linear frontage and the wall sign on the front of the building would be 21 sq. ft

Next, Ms. Yelling stated they were requesting a new sign to be placed on the drive-thru canopy to reflect the new name i.e. Huntington Bank not to exceed 9.33 sq. ft. Ms. Yelling stated variances were granted for this sign for Sky Bank previously.

Ms. Yelling continued they wanted to replace 2 directional signs i.e. "Exit Only" and "Do Not Enter. The size of the directional signs would be 2'x 3'. The new directional signs would not have the name Huntington Bank placed on them. Chair Strogin stated that directional signs could not exceed 4 sq. ft. Ms. Yelling stated they would comply with that requirement.

Lastly Ms. Yelling stated that were requesting two face changes for the drive up awning. These are directional signs to show what lane is an ATM and which lane is for the Drive-up banking which would replace the existing "Auto Teller" and 24 Hour ATM sign. The size of the signs would be 3'x1'.

Mr. Overmyer made a motion to approve the refacing of multiple signs i.e. for Huntington Bank- The front wall sign not to exceed 21 sq. ft., the west sign not to exceed 9.33 sq ft.; (2) directional signs not to exceed 4 sq. ft. each as modified per applicant and two face replacement signs on the canopy as submitted. It was second by Mr. Jarrett. ROLL CALL-Overmyer-yes, Jarrett-yes, Gardner-yes, Williams-yes, Strogin-yes.

**Panini's-2767 Medina Rd. Plaza 71**

Mr. Joe Hanna from 3634 Group represented Panini's. Mr. Hanna stated Panini's would be taking three retail spaces in Plaza 71. He stated that since the smoking ban has been in effect, a lot of bars are losing customers and therefore he wanted to add an outside patio and would not sign a lease with the owner if this could not be approved.

Mr. Hanna stated he wanted to put up a metal awning and come out into the parking lot and build a patio, put a bar out there and fence it in. He stated he would take 8-12 parking spaces to bump it out in order to accomplish this.

Chair Strogin stated the drawing submitted lacked the detail and intent of what was trying to be accomplished. Chair Strogin then read the comments from Ass't Fire Chief Bernie Smith:

More descriptive info plan drawing-Mr. Hanna stated he wasn't going to have architectural drawings prepared if the Commission would not approve it. Chair Strogin stated architectural drawings were not required but a more detailed drawing would be. Size-Mr. Hanna stated it was on the plan.

Trustee Todd interjected that he felt that the applicant should prepare a more detailed drawing and sit down with the Zoning Inspectors to review.

Chair Strogin continued with the Ass't Fire Chief's comments:

How will it be protected from traffic-Mr. Hanna stated he would erect a 4 ft. ornamental fence and put a sidewalk on the outside of the fence. Chair Strogin stated some landscaping planters etc. should also be incorporated. Mr. Hanna stated he would do whatever he had to do, but added that BW-3 only had a 4-ft. fence protecting those on the patio area outside from traffic. Chair Strogin stated that B-W3 was a stand-alone business and Panini's was going it to an established complex and this would change what has already been approved for the entire shopping complex.

Chair Strogin continued with Ass't Fire Chief Smith's comments:

- Traffic flow will be changed due to corner area
- Fire Lane will be the same per code
- There are 3 double rows of parked cars. At least 15 parking spaces will be lost.
- Will there be a covered side walk around this area for other customers
- This needs to be submitted in drawing to Medina Co. Building Dept., Medina Twp. Zoning and Medina Twp. Fire Dept. for final approval.

Chair Strogin stated that Ass't Chief Smith's concern is that the configuration would be changed if the patio was built. He was concerned with a fire truck having access. Mr. Hanna stated he would remove more parking spaces if he needed to make it flow. Trustee Todd interjected that Mr. Hanna should speak with the Ass't Chief Smith to address his concerns.

Again the Commission stated they would like more detail as to what Mr. Hanna was proposing and told him to get together with the Fire Dept. to answer their questions and concerns as well. Chief Arborgast stated there were 600 parking spaces in the complex so that should not be an issue. Chair Strogin stated she also wanted a more specific letter from the owner's of Plaza 71 stating they were in agreement with Mr. Hanna's proposal. Mr. Hanna stated he would resubmit his application detailing the issues addressed this evening.

Mr. Overmyer made a motion to table the site plan for the proposed patio for Panini's until the Commission's next regular monthly meeting. It was second by Mr. Jarrett.  
ROLL CALL-Overmyer-yes, Jarrett-yes, Gardner-yes, Williams-yes, Strogin-yes.

**Maibaugh's Home Furnishings-5001 Grande Shops Ave.**

Mr. Dave Sterrett from Medina Signs represented Maibaugh's. The site plan for Maibaugh's to locate in Medina Grande Shops was approved last month. Mr. Sterrett stated he was now in front of the Commission to request approval for 124 sq. ft. wall sign. The linear frontage of this business is 154 ft.

Page 4 ZC 10/16/07

Mrs. Gardner made a motion to deny the wall sign for Maibaugh's as it exceeds the 80-sq. ft. allowable per the Zoning Resolution. It was second by Mr. Williams.

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

Mr. Sterrett stated he was also requesting a tenant panel for Maibaugh's to be placed on the existing pylon sign.

Mrs. Gardner made a motion to approve the tenant panel for Maibaugh's not to exceed 18.8 sq. ft. to be placed on the existing pylon sign as presented. It was second by Mr.

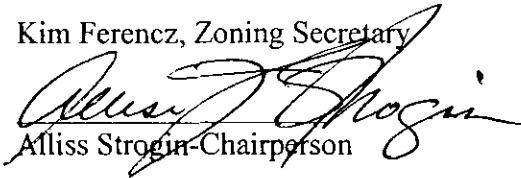
Overmyer.

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

Having no further business before the Board, the meeting was officially adjourned at 8:25 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

A handwritten signature in black ink, appearing to read "Alliss Strogin", written over a horizontal line.

Alliss Strogin-Chairperson