

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
FEBRUARY 20, 2007**

Vice Chairperson Gardner called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. Board members Gardner, Overmyer & Jarrett were present. Members Williams and Strogin were absent.

The Zoning Commission minutes to the January 16, 2007 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on March 8, 2007 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

**CONTINUANCES**

**Advantage Design Services Inc. (4081 N. Jefferson St.)**

This site plan was tabled last month due to non-representation. Ms. Susan Romine represented Advantage Design Services Inc. The nature of this business would be an advertising/graphic arts publishing firm.

Vice Chair Gardner asked about signage. Ms. Romine stated there was existing signage already on the building and their name was on it. Vice Chair Gardner stated that Ms. Romine would have to apply for signage for this specific business. If an application for signage was filled out by the deadline date, Ms. Romine could be on the Commission's next month's agenda.

Mr. Jarrett made a motion to approve the change of use for Advantage Design Services Inc. as presented. It was second by Mr. Overmyer.  
ROLL CALL-Jarrett-yes, Overmyer-yes, Gardner-yes.

**SITE PLANS**

**Merrill Lynch-4018 Medina Rd.**

Mr. Russell Kalina from Adams Signs represented the signage request for Merrill Lynch. The request is for the addition of the Merrill Lynch name to the existing sign at the Third Federal Building located at the corner of Foote Rd. and Rt. 18. Mr. Kalina stated they have applied to be on the BZA agenda tomorrow evening for a setback variance. He added they would be changing the qualification of the sign from a ground sign to be considered an identification sign which would allow the Merrill Lynch panel but the variance request would be for the sign to be setback 15 ft. from the ROW instead of the required 20 ft.

Mr. Kalina stated he would like the Commission to review the Merrill Lynch panel this evening, contingent upon approval of the setback variance by the BZA tomorrow evening.

Mr. Kalina stated the square footage of the sign is as follows: The Third Federal panel, Dr. Naples panel and Salon Evangeline panels are at 16 sq. ft. The time and temperature measure 20.80 sq. ft. The Merrill Lynch panel will be 14.0 sq. ft. The total signage is 46.4 minus the time and temperature.

Mr. Overmyer made a motion to deny the request of the re-qualification of the existing sign at the Third Federal building due to failure to meet the setback requirements of an identification sign per the Zoning Resolution Section 605 C. It was seconded by Mr. Jarrett.

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

**JMT Group-3071 Pearl Rd.**

Mr. James Briola from Northcoast Sign and Lighting represented JMT Group. They were requesting two signs, one at 9 ¾ sq. ft. to be placed above the roofline and a panel sign to be placed on the wall by the door at 22.5 sq. ft.

Vice Chair Gardner stated only one wall sign was permitted. A directional sign at the door would be permitted but it could not exceed 4 sq. ft. Mr. Briola stated he would agree to the 4 sq. ft. directional sign instead of the 22' . 5-sq. ft. wall sign.

Mr. Jarrett made a motion to approve the wall sign above the roof not to exceed 9 ¾ sq. ft. It was seconded by Mr.Overmyer.

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

Mr. Jarrett made a motion to deny the wall sign panel as presented, as it is not in compliance with the Medina Township Zoning Resolution per Section 605 I. 1. Instead, the applicant will look to erect in its place a directional sign not to exceed 4 sq. ft. If any other signage is requested, it must come before the Zoning Commission for approval. It seconded by Mr. Overmyer.

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

**Rabbit's Foot Garden Center, LLC-4463 Weymouth Rd.**

Mr. Jeffery Brown and Mr. James Briola represented Rabbit's Foot Garden Center. This is the former location of Grace Brothers. Mr. Brown stated that they were seeking a change of use for this business as well as the sign.

Vice Chair Gardner stated that to approve the use as a garden center, 51% of the business needed to consist of an agricultural nature. Mr. Brown stated they were actually increasing that amount, as they would be reinstating a garden center. Vice Chair



Gardner asked about the building up front. Mr. Brown stated it would be used as a photography studio. He added that Chair Strogan stated that this business would be considered an accessory use and would not have to come in for approval but just the use stated in front of the Commission this evening.

Mr. Overmyer made a motion to approve the change of use for Rabbit's Foot Garden Center located at 4463 Weymouth Rd. as presented. It was seconded by Mr. Jarrett.  
ROLL CALL-Overmyer-yes, Jarrett-yes, Gardner-yes.

Mr. James Briola from North Coast Sign and Lighting represented Rabbit's Foot Garden Center's signage request. Mr. Briola stated they would use the existing 32-sq. ft. ground sign and just change the face on it. They would also have one line of changeable copy instead of the two currently provided. Vice Chair Gardner warned against other signage being erected to promote the business, as it was not permitted.

Mr. Overmyer asked if the Bistro on the property would remain. Mr. Brown stated yes, but it would be smaller in scope.

Mr. Jarrett made a motion to approve the ground sign for Rabbit's Foot Garden Center not to exceed 32-sq. ft. as presented. It was seconded by Mr. Overmyer.  
ROLL CALL-Jarrett-yes, Overmyer-yes, Gardner-yes.

**Medina Suzuki-2825 Medina Rd.**

Mr. Dave Sterrett from Medina Signs represented Medina Suzuki. Mr. Sterrett stated that they were requesting a 40 sq. ft. wall sign facing south towards Rt. 18. The original building was added onto with new showroom. Mr. Sterrett stated that there were actually two franchises being run from this facility-Medina Suzuki and Medina Mitsubishi. Vice Chair Gardner stated this request would be for a second sign on the building which was not permitted. The Commission stated that Mr. Sterrett could apply to the Board of Zoning Appeals if the applicant chose to do so.

Mr. Jarrett made a motion to deny the wall sign for Medina Suzuki as presented as it does not meet the wall sign requirements of one sign per building under Section 605 I.1. It was seconded by Mr. Overmyer.  
ROLL CALL-Jarrett-yes, Overmyer-yes, Gardner-yes.

**Botanica Organic Salon-4099 Medina Rd.**

Ms. Phyllis DiSalvo represented Botanica Organic Salon. They were requesting a change of use. This is the former location of Russell Realtors.

Mr. Overmyer made a motion to approve the use for Botanica Organic Salon as presented. It was seconded by Mr. Jarrett.  
ROLL CALL-Overmyer-yes, Jarrett-yes, Gardner-yes

Ms. DiSalvo stated they were also requesting a 5.25 sq. ft. panel to be placed on the existing ground sign.

Mr. Jarrett made a motion to approve a 5.25 sq. ft. panel to be placed on the existing ground sign for Botanica Organic Salon as presented. It was seconded by Mr. Overmyer. ROLL CALL-Jarrett-yes, Overmyer-yes, Gardner-yes.

**Hertz (3701 Pearl Rd.)**

Mr. David Demko represented Hertz. They would be moving into the Riverside Center Plaza located on Pearl Rd. between the space occupied by Villa Moda and Weight Watchers.

Mr. Overmyer made a motion to approve the change of use for Hertz as presented. It was second by Mr. Jarrett.

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

Mr. Demko stated they were also requesting signage for Hertz. The request is for a 25-sq. ft. wall sign. This business has 25 ft. of linear frontage.

Mr. Jarrett made a motion to approve a wall sign for Hertz not to exceed 25-sq. ft. as presented. It was seconded by Mr. Overmyer.

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

The second sign being requested was a 14-sq. ft. panel to be placed on the current identification sign at the road.

Mr. Jarrett made a motion to approve a panel identification sign for Hertz not to exceed 14-sq. ft. as presented. It was seconded by Mr. Overmyer.

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

**Schemrich Bros.-2881 W.130<sup>th</sup> St.**

Mr. Schemrich represented Schemrich Bros. He stated they were requesting a wall sign to be placed on the front of the building as well as a ground sign.

Vice Chair Gardner stated that per the aerial photo, there was a second building that straddles two property lines. Mr. Schemrich stated he owned both parcels. Vice Chair Gardner stated the two parcels would need to be combined, as it was all one business. The Commission then explained to Mr. Schemrich how to combine the lots.

Mr. Schemrich went on to state that he was requesting a 15-sq. wall sign on the front of the building.



Mr. Overmyer made a motion to approve the wall sign on the front of the building for Schemrich Bros. LLC not to exceed 15 sq. ft. Please note that no zoning permits will be issued until the two lots are combined into one. It was seconded by Mr. Jarrett.  
ROLL CALL-Overmyer-yes, Jarrett-yes, Gardner-yes.

The second request before the Commission was for a ground sign. Vice Chair Gardner stated a ground sign could be no more than 10 ft. in height and 32-sq. ft. in size. The request before the Commission was for a 130-sq. ft. ground sign, nineteen ft. in height. Vice Chair Gardner stated because this is a corner lot, the applicant could actually have two ground signs, but again stated they could be no higher than 10 ft. in height and 32-sq. ft. in size. She added that that Commission would therefore have to turn down the ground sign request.

Vice Chair Gardner then asked how far Mr. Schemrich's business was from I-71. Mr. Schemrich stated he did not know. Trustee Huffman questioned if Mr. Schemrich would be entitled to have a high-rise sign. Vice Chair Gardner stated that was the reason she asked because if the business was located within 660 ft. of the ROW of I-71 Mr. Schemrich could erect a high-rise sign 160 sq. ft. in size and a 100 ft. in height.

Mr. Schemrich stated he believed he was within 660 ft. of I-71 and therefore he would withdraw his request for the ground sign. Vice Chair Gardner stated Mr. Schemrich would have to prove that his business was located within the 660 ft. for such a sign to be erected and would have to apply for that particular type of sign.

**Dirty Cowboys-2743 Medina Rd. Plaza 71**

There was no one present to represent Dirty Cowboys.

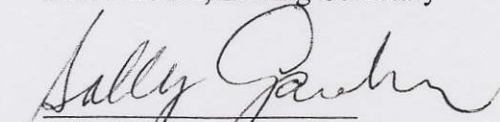
Mr. Jarrett made a motion to table the wall signage request for Dirty Cowboys until the Commission's next monthly meeting date to be held on March 20, 2007 at 7:30 p.m. It was seconded by Mr. Overmyer.

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

Having no further business before the Board, the meeting was officially adjourned at 8:42 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Sally Gardner, Vice Chairperson