

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

Chairperson Stogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. All Board members were present. Alternate Ken De Michael and Robert Erickson were also in attendance.

The Zoning Commission minutes to the February 20, 2007 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on April 5, 2007 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

CONTINUANCES

Dirty Cowboys-2743 Medina Rd. Plaza 71

Mr. Larry Licata from Cicogna Sign Co. represented Dirty Cowboys, which is a country-western bar located in Plaza 71. This sign request was tabled last month due to non-representation. Mr. Licata stated they were requesting an 80 sq. ft. wall sign. The linear frontage of the business is 100 ft. The liquor license was transferred to this business from Hunan Dynasty.

Mr. Overmyer made a motion to approve the wall signage request for Dirty Cowboys not to exceed 80-sq. ft. as presented. It was seconded by Mrs. Gardner.

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

SITE PLANS

Ohio State Highway Patrol-3149 Frantz Rd.

Mr. Don Durst, architect and Lt. Kim Campbell commander of facility management represented the Ohio State Highway Patrol. Mr. Durst stated the State Highway Patrol has a station currently at 3149 Frantz Rd. This site was built in 1963 which pre-dates when zoning was imposed in Medina Township. Mr. Durst stated that they were before the Commission this evening to present a site plan for a new building and other amenities.

Mr. Durst stated that the current facility is outdated based on size and technology. The height of the proposed building will be 22 ft. They would utilize the existing curb cuts but the building would be setback as far as it can be to accommodate additional parking. The required number of parking spaces is 24 and they would be providing 39 spaces. Mr. Durst continued that the 200 ft. tower would be removed and instead there will be a 35 ft. base antenna which will be on a tripod mount. The total height of the antenna will be 56-58 ft. in height with a much smaller footprint. Mr. Durst commented that his piece of equipment is critical in the operation and response of the Highway Patrol. Mr. Durst

continued that there will be a total of 39 employees at this post but they won't all be at this site at the same time but rather based on shifts.

Mr. Durst stated there will be landscaping incorporated, especially where the existing landscaping will be disturbed during construction, and they would be adding a buffer screening along the side as well. Mr. Durst stated that regarding storm water drainage, they were working with Dan Wilhout from the County Engineer's Office on incorporating a rain garden to facilitate this management but the final result is yet to be determined.

Regarding the dumpster area, Mr. Durst stated it would be screened with doors for easy accessibility. Chair Strogin asked Mr. Durst to contact his trash hauler to make sure the doors were adequate for the trucks to access the dumpsters. Mr. Durst stated he would comply.

Mr. Durst stated they actually had a very small build able area for this project and the accommodation of parking, the antenna and signage. Mr. Durst continued that they would need variances in order to continue this operation at this post location.

Lt. Kimberly Campbell addressed the Commission. She stated that they have spoken to the neighbors and they were made aware of the setback variances that would be requested on this posts behalf and they were all accommodating. Chair Strogin stated that all the parties involved knew that in order to upgrade the facility both physically and in terms of technology, because it is a pre-existing lot, that variances would be required.

Chair Strogin stated that regarding the tower/antenna, the building height requirement is 35 ft. and towers can go 15 ft. higher for a total of 50 ft. in height. Mr. Durst stated they needed to go 58 ft. in height. Mr. Durst stated there would also be a stand-by generator approximately 5-6 ft. off the property line. As a result the generator would be located in the setback. He added they were also proposing to incorporate landscaping around it.

The next item to be discussed was the flagpole. Mr. Durst stated the flagpole is 30 ft. in height. Chair Strogin stated the flagpole is located in the setback so a variance was needed as well. The dumpster is also in the setback and would also require a variance.

Mr. Durst stated that the existing facility would be completely dismantled and they would be working out of the post on Rt. 303 in Brunswick for the next year and a half. Mr. Durst stated that the only two items they were in compliance with was the required number of parking spaces and the proposed lighting for the site.

Chair Strogin asked if Mr. Durst had been in contact with ODOT regarding the curb cuts. Mr. Durst stated there would be no new curb cuts. Chair Strogin stated she realized that but Wendy's on Rt. 18 also had two curb cuts and ODOT forced them down to only one.

She stated that she highly suggested Mr. Durst contact ODOT again to make sure that was not the case, because if it was, the site would probably be significantly modified.

As a result, the following motion was made:

Mr. Overmyer made a motion to deny the site plan for the Ohio State Highway Patrol as it does not meet the following zoning regulations:

Section 401.3D-Building Front yard Setback-Frantz Rd. The site plan shows 75 ft. The requirement is 100 ft. Therefore a 25-ft. variance is required.

Section 401.3D-Building Front yard Setback-Weymouth Rd. The site plan shows 31. Ft. 7 inches. The requirement is 100 ft. Therefore a 68 ft. 5 inch variance is required.

Section 401.3E-Building Side Yard Setback on the site plan shows 14. Ft. 6 inches. The requirement is 25 ft. Therefore a 10 ft. 6 in. variance is required.

Section 401.3E for the Side Yard Setback for the antenna as well as Section 303 E.2 for the height of the antenna. The Site plan shows 58 ft. The requirement is 50 ft. Therefore an 8-ft. variance is required.

The generator would also be located in the setback and would require a variance as well.

Section 306J.3 (a)-Landscape Depth (Front Yard)-Frantz Rd. and Weymouth Rd. The Site Plan shows 2 ft. The requirement is 20 ft. for both roads. Therefore an 18-ft. variance is required. Section 306J.3 (c) Landscape Depth Side Yard. The site plan shows 14 ft. 6 inches. The requirement is 15 ft. Therefore a 6-inch variance is required.

The Dumpster is located in the setback. Therefore a variance is required.

It was second by Mr. Jarrett.

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

The Commission then discussed the signage request submitted by the Ohio State Highway Patrol as well. Mr. Durst stated they were proposing a 28-sq. ft. ground sign with the Ohio State Highway Patrol trademark wheel logo. It is a 2-sided limestone sign. It would require a variance because it needs to be located 10 ft. back from the road right of way and it was only 7' 4" from the road right of way.

Mr. Durst stated they were also going to want a wall sign with the flying wheel logo to identify the post. Chair Strogin stated they could put a 4-sq. ft. directional sign and no variance would be required. Mr. Durst stated no decision has been made as to the size of the sign but believed it would be larger than 4 sq. ft. Chair Strogin stated if that was the case, the State of Ohio Highway Patrol should apply for a sign variance at the same time they were applying for their other variance requests.

Mr. Jarrett made a motion to deny the ground sign for State of Ohio Highway Patrol as it does not meet the zoning regulations per Section 605 H. of the Medina Township Zoning

Resolution requiring a ground sign to be a minimum of 10-ft. back from the road right of way as presented. It was seconded by Mr. Williams.

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

Smoothie King-4891 Grande Blvd.

There was no one present to represent the signage request by Smoothie King.

Mr. Overmyer made a motion to table the pylon sign for Smoothie King until the Zoning Commission's April 17, 2007 meeting date at 7:30 p.m. due to non-representation. It was seconded by Mr. Jarrett.

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

Rick Roush MotorSports-3147 Eastpointe Dr.

Mr. Dave Sterrett from Medina Signs represented Rick Roush Motor Sports. Mr. Sterrett stated they were requesting a second sign on the building above the portico on the south side of the building consisting of 56 sq. ft. Chair Strogin stated Mr. Roush has two signs already and now potentially a third if a variance is granted. She then asked if Mr. Roush would consider a 4-sq. ft. directional sign. Mr. Sterrett stated he could not answer that, but would contact the owner accordingly. Chair Strogin stated the Zoning Commission would need to turn down this signage request as it does not comply with the one wall sign per building under Section 605 I.1. of the zoning resolution.

Mrs. Gardner made a motion to deny the request for a third wall sign for Rick Roush Motorsports as it does not comply with the Medina Township Zoning Resolution Section 605 I.1. It was seconded by Mr. Williams.

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

SITE PLANS

Medina World Cars-VW-3950 Pearl Rd.

Mr. Russell Kalina from Adams Signs represented the signage request for Medina World Cars VW. The request is for a 14.4 sq. ft. ground sign with a height of 14'-5". Under the code, the height of a ground sign cannot exceed 10 ft. Mr. Kalina stated all dealers of VW vehicles must comply with the manufactures sign requirements. He added they have taken the smallest pylon that VW offers which is 3' 9" by 3' 9". However, the sign does not meet the height requirements by 4 ft. As a result, Mr. Kalina stated they have applied for variance to be heard by the Board of Zoning Appeals in April.

Chair Strogin asked why they didn't just reduce the sign by 4 ft. in height. Mr. Kalina responded, because of visibility. Due to the traffic flow in that area, the variance made sense. Mr. Kalina stated the pole sign would probably be removed. Chair Strogin stated the pole sign was grandfathered and if it is removed it could not be relocated on the site. She strongly suggested the owner be present at the Board of Zoning Appeals hearing to

make the decision about replacing the grandfathered pole sign with this proposed ground sign. ZI Ridgley stated the pole sign was the only sign that read "Medina World Cars" and the ground sign would say VW. Chair Strogin stated they also had "Medina World Cars" on the building.

Mr. Jarrett asked if the sign would be lit. Mr. Kalina stated only the VW logo. He also asked how far the proposed sign would be located from the right of way. Mr. Kalina stated 32 ft. from the edge of the pavement. Chair Strogin stated that the right of way on Pearl Rd. is all over the place. Mr. Kalina stated he did not know how far the sign would be from the right of way off of Pearl Rd. Chair Strogin stated that the Township had a tax map that showed the road right of way on Pearl Rd. at this location was going through the front row of cars on the site. Mr. Kalina stated that they would then have to address that when they went before the BZA as well.

Mr. Jarrett asked if Medina World Cars would only sell VW's. Mr. Kalina stated he believed they also sold Mazda's but did not know the status of that product.

Mrs. Gardner stated she thought that when Medina World Cars came in for the signage on the building, they agreed to remove the ground signs. Chair Strogin interjected that the end result was that the Township ended up with less signage, which was a good thing. Mr. Kalina stated that would happen again with this signage request. Chair Strogin stated that Mr. Kalina might want to find out the size of the pole sign that would be removed in exchange for this ground sign. Mr. Kalina stated the pole sign was 44 sq. ft. The square footage of what is proposed is 14.4 ft. Chair Strogin stated that appropriate landscaping would also need to be incorporated.

Mrs. Gardner made a motion to deny the ground sign for Medina World Cars VW due to the height, location and number of signs permitted under Section 605 H. of the Medina Twp. Zoning Resolution as presented. The applicant agrees to landscape the sign if a variance is granted by the BZA for the ground sign. It was seconded by Mr. Overmyer. ROLL CALL-Gardner-yes, Overmyer-yes, Jarrett-yes, Williams-yes, Strogin-yes.

Lifetime Family Chiropractic-3848 Medina Rd.

Ms. Deanna Workinger from Mel Wacker Signs represented Lifetime Family Chiropractic. This business use has been previously approved. They were requesting a 24 sq. ft. wall sign. This business has of 24 ft. of linear frontage.

Mr. Williams made a motion to approve the wall sign for Lifetime Family Chiropractic not to exceed 24 sq. ft. It was seconded by Mr. Jarrett. ROLL CALL-Williams-yes, Jarrett-yes, Overmyer-yes, Gardner-yes, Strogin-yes.

Waterford Properties Ltd-3960 Medina Rd.

Mr. Jeffrey Reed and Mr. Pelligra represented Waterford Properties. Mr. Reed stated they were before this Commission this evening to begin construction on the first commercial building (Building D) on this previously approved project to be known as Waterford Office Park on Rt. 18. This building will consist of 36,200 sq. ft.

Fire Chief Crumley asked the height of the building. Mr. Pelligra stated to begin the entire building will be fire suppressed. The height of the building does not exceed 35 ft. Fire Chief Crumley asked if the building would have a Medina Rd. address. Mr. Pelligra stated no there would be a private street called Carrick Dr. and this building would front on that road and have an address reflecting this location.

Mr. Reed stated that they would come back before the Commission to request signage at a later date. The signage would be similar to that of the Hoffman Group and added he realizes he would need to request a variance.

Mr. Overmyer made a motion to approve the site plan for Building "D" to be located at the Waterford Office Park as presented. It was seconded by Mr. Jarrett.

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

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

Ms. Susan Romine represented Advantage Design Services Inc. Ms. Romine stated the issue of the ingress/egress easement regarding the Social Security Administration Building was resolved as of today. Ms. Susan Romine stated there was an existing wall sign identifying them already as well as panel on the ground sign.

Mrs. Gardner made a motion to approve the wall sign and ground sign panel for Advantage Design Services Inc. as presented. Because the signage was erected prior to obtaining a zoning permit the fee will be doubled. It was seconded by Mr. Williams.

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 9:10 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin-Chairperson