

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
MAY 20, 2008**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. Permanent Board members Gardner, Jarrett and Strogin were in attendance. Board members Mac Overmyer and Boris Williams were absent. Alternate Board member Robert Erickson sat on the Commission board this evening.

The Zoning Commission minutes to the April 15, 2008 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on May 29, 2008 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

SITE PLANS

Lesiak, Hensal & Hathcock-3995 Medina Rd. Suite #210

Mr. Jerry Gunner from Washington Properties represented Lesiak, Hensal and Hathcock. He stated this law firm would be locating in suite 210 of the Western Reserve Office Park. This suite was formally occupied by A.G. Edwards. No signage was being requested at this time. ZI Ridgely stated the tenant would only be allowed on the pylon sign if and when signage is requested.

Mrs. Gardner made a motion to approve the use for Lesiak, Hensal & Hathcock in suite 210 Western Reserve Office Park located at 3995 Medina Rd. It was seconded by Mr. Jarrett.

ROLL CALL-Gardner-yes, Jarrett-yes, Erickson-yes, Strogin-yes.

Buffalo Wild Wings (addition of outside freezer)-5050 Eastpointe Dr.

Mr. Kerry Illes from Illes Architects represented Buffalo Wild Wings. He stated the restaurant wants to add an outside freezer. Where they will place the unit, they will remove the landscaping and put in the pad and replace the existing landscaping with new landscaping.

Mrs. Gardner asked if they could have placed this freezer inside the building. Mr. Illes stated they did start inside but there was no room to accommodate the freezer. The freezer will abut the building but will not be attached. It complies with all the setback and side yard requirements. There will be a split rail fence that will be extended further east and the landscaping continued and as well as a sidewalk just for access from the kitchen door towards the freezer.

Mr. Jarrett made a motion to approve the addition of an exterior freezer consisting of 8'x 8' x 8' in the landscape strip as presented for Buffalo Wild Wings located at 5050 Eastpointe Dr. It was second by Mr. Erickson.

ROLL CALL-Jarrett-yes, Erickson-yes, Gardner-yes, Strogin-yes.

North Ohio Heart Center-3443 Medina Rd.

Mr. Paul Girgash from Fast signs represented North Ohio Heart Center. He stated North Ohio Heart Center was requesting a 48 sq. ft. wall sign. The sign will protrude 8 inches from the wall.

There was then discussion about the frontage of the building and the space occupied by North Ohio Heart Center. Mr. Girgash stated North Ohio Heart Center did not occupy the wing to the right if looking at the building face forward. Mrs. Gardner stated that it looks like one building and it appears the name of the building is North Ohio Heart Center. Chair Strogin stated that North Ohio Heart Center only occupies 2/3 of the building.

ZI Ridgley asked for clarification as to how this building was going to be looked at for future signage. Mr. Illes stated that the new addition in the front has its own entrance. North Ohio Heart Center has its own entrance as well as the section next to it. There are also 2 or 3 entrances in the original portion of the building. Every tenant has their own separate entrance into their portion of the building.

Mrs. Gardner made a motion to approve the wall sign for North Ohio Heart Center not to exceed 48 sq. as presented. It was seconded by Mr. Erickson.

ROLL CALL-Gardner-yes, Erickson-yes, Jarrett-yes, Strogin-yes.

Valvoline Instant Oil Change-3275 Medina Rd.

Mr. Gilbertson represented Valvoline Instant Oil Change. He stated that Valvoline was upgrading their image through a new signage package for the company. The first request before the Commission was for a ground sign. It would just be a refacing of the existing sign.

Mr. Jarrett made a motion to approve the refacing of the existing ground sign for Valvoline Instant Oil Change located at 3275 Medina Rd. not to exceed 17-sq. ft. as presented. It was seconded by Mrs. Gardner.

ROLL CALL-Jarrett-yes, Gardner-yes, Erickson-yes, Strogin-yes.

The next sign request was for a wall sign. Mr. Gilbertson stated that tower elements will be added to square out against the wing wall and then the sign package mounted to it. They would also replace the ½ round architectural building element with a flat face building element over the bay doors. Upon further discussion, it was revealed that Mr. Gilbertson had an old version of the signage code for Medina Township and thought the signage permitted was 10% of the building façade not to exceed 80 sq. ft. Chair Strogin

stated that the code was changed several years ago and what was permitted now was one sq. ft. of signage for each linear foot of building frontage. The linear footage of the building is 56 ft. and the sign is 52.6 sq. ft.

Chair Strogin stated that the additional advertising signs on the building were not permitted and needed to be removed. Mr. Gilbertson stated they would be removed.

Mrs. Gardner made a motion to approve the new wall sign façade for Valvoline Instant Oil Change not to exceed 56 sq. ft. It was seconded by Mr. Jarrett.

ROLL CALL-Gardner-yes, Jarrett-yes, Erickson-yes, Strogin-yes.

MISC.

ZC member Erickson updated the Commission on the zoning seminar he attended on May 9, 2008 with a few other zoning board members. Some of the topics discussed were effective site plan review, legal context of the Planning and Zoning Commissions, Commissioners role and responsibilities-Meeting Management Tools, and Keys to Effective and legally defensible sign regulations. For additional information on the topics one can access them via the internet at www.ohioplanning.org.

Having no further business before the Board, the meeting was officially adjourned at 8:18 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson