

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JUNE 17, 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, Williams, Overmyer, Jarrett and Strogin were in attendance. Alternate Board member Robert Erickson was also in attendance.

The Zoning Commission minutes to the May 20, 2008 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on July 10, 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

Quest Diagnostics-5100 Grande Shops Ave.

Ms. Bonnie Brock from Archer Signs represented Quest Diagnostics. She stated Quest Diagnostics was requesting a tenant panel on the existing ID sign. The size of the panel is 1.7 sq. ft.

Mrs. Gardner made a motion to approve the tenant panel sign on the existing ID sign for Quest Diagnostics not to exceed 1.7 sq. ft. as presented. It was seconded by Mr. Jarrett. ROLL CALL-Gardner-yes, Jarrett-yes, Williams-yes, Overmyer-yes, Strogin-yes.

Grismer Brothers & Co. -3583 Medina Rd.

Mr. Todd Schmidt from CPS Property Management represented Grismer Religious Gifts. They would be locating in Unit G of Reserve Commons.

Mr. Overmyer made a motion to approve the use for Grismer Religious Gifts to be located at 3583 Medina Rd. as presented. It was second by Jarrett. ROLL CALL-Overmyer-yes Jarrett-yes, Gardner-yes, Williams-yes, Strogin-yes.

Mr. Schmidt stated they were also requesting a wall sign and a tenant panel on the ID sign. The frontage of the building is 25 ft.

Mr. Overmyer made a motion to approve a tenant panel for Grismer Religious Gifts to be placed on the existing ID sign not to exceed 2.97-sq. ft. as presented. It was second by Mrs. Gardner. ROLL CALL-Overmyer-yes, Gardner-yes, Williams-yes, Jarrett-yes, Strogin-yes.

Mr. Williams made a motion to approve a wall sign for Grismer Religious Gifts not to exceed 24.15-sq. ft. as presented. It was second by Mrs. Gardner.

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

Major Brand Hotel Site Plan- Eastpointe Dr.

Mr. Nick Hershberger from Lewis Land Professionals represented the site plan a "major brand hotel." The franchise has not been secured so the name of the hotel could not be released at this time. Mr. Hershberger stated the site plan meets all the setback requirements and parking requirements. It will consist of asphalt paving and concrete curbing. Mr. Hershberger stated the retention basin would be located in the corner and would be dry because of EPA regulations.

Chair Strogin stated where this property abuts residential there needs to be a buffer zone. The buffer needs to be 50 ft. Twenty-five (25) ft. of it needs to be landscaping and 25 ft. can be parking. Mr. Hershberger stated the parking could be moved and the building moved out so as to meet the requirement. Mr. Jarrett asked how much frontage there was. Mr. Hershberger 161 ft. Chair Strogin stated the code calls for 150 ft. The parking requirement is 77 spaces and they have 78.

Chair Strogin asked about the elevations? Mr. Hershberger stated he believed it was 48 ft. Chair Strogin stated the code permits a building height of 35 ft. The definition of Building Height reads, the vertical dimension measured from the average elevation of the finished lot grade at the front of the building, to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof." She then asked does the building meet that requirement. Mr. Hershberger stated he believed so. Chair Strogin stated on top of the 35 ft. building height the code allows for up 15 ft. for a parapet or a facade hiding the air conditioning unit. Mr. Hershberger stated that the only thing going up on the roof was the exhaust for the bathrooms. The exact height of the building will need to be determined and shown on the site plan.

Mr. Ashi Patel also from CPS asked if they moved the retention basin to the back could that be considered for the 50-ft. buffer. The Commission stated no, a retention basin could not be considered a buffer. Mr. Hershberger stated the plan could be modified to meet the requirement.

Mrs. Gardner stated she was glad to see they have planned for a raingarden/water tolerant vegetation in the retention area in the front. Mrs. Hershberger stated they did that due to the recent EPA/ Phase 2 regulations on storm quantity and quality requirements.

Mr. Jarrett stated the landscaping plan called for 33 burning bushes. Chair Strogin highly suggested red barberry or sand cherry which were red all year round not just for 2 weeks out of the year like burning bushes. Mrs. Hershberger stated he would revisit the landscaping plan.

ZI Ridgely stated that on the site plan it shows there would be a 35-ft. tall entrance sign. Chair Strogin stated there would be no signage approved this evening and in fact the site plan approval will probably be tabled due to all the changes that need to be made to the plan.

ZI Ridgely also brought up the fact that they will not be eligible for a high-rise sign because they are past the 660-ft. from the Highway. Mr. Hershberger then asked what sign was permitted. ZI Ridgely stated a 32 sq. ft. ground sign up to 10 ft. in height. Chair Strogin added they would also be entitled to a wall sign up to 80-sq. ft. Mr. Patel stated he did not feel having a high-rise sign would matter. He added that the exit lodging sign was more than enough and then if you are a brand name they will come to you if they are looking for that brand.

Mr. Patel stated the sign would not be on the roof, the drawing was just a prototype. The sign would be on the façade and would not be part of the building. Chair Strogin stated that the Commission would need clarification as to the sign and the building height because if either did not meet the zoning code, they would need to go before the Board of Zoning Appeals.

Chair Strogin then read the comments from the Fire Chief, Mark Crumley

1. The canopy will need to be high enough to accommodate an ambulance (14-ft.)
2. The elevator will need to be large enough to accommodate a cot in a supine position
3. The fire hydrant will need to be located within 75 ft. of the fire dept. connection for the sprinkling system
4. A Knox box will be needed with the size and location to be approved by the Fire Dept.
5. The location of the sprinkler system will need to be approved by the Fire Dept.
6. The Fire Dept. connection needs to be a 4 inch storz type connection with a 30 degree envole
7. A weather type horn/strobe will need to be located above the Fire Dept. connection
8. If the Dept. connection ends up being located in a water meter pit by the street then an additional hydrant will need to be located on the property with the location to be approved by the Fire Dept.

All these items will need to be addressed and approved by Fire Chief Mark Crumley.

Chair Strogin asked if the patio out front was covered. Mr. Hershberger stated no, it was just a concrete patio with a decorative fence around it. There would also be an indoor pool in the hotel. Chair Strogin asked if there would be a restaurant in the hotel. Mr. Hershberger stated no.

Chair Strogin stated that since there were changes that needed to be made or items verified (building height, rear yard setback, landscaping, signage etc.) she would suggest this site plan be tabled until next month with a new site plan submitted for review. Deadline for submittal is July 3, 2008. NO EXCEPTIONS.

Mrs. Gardner made a motion to table the site plan for the major brand hotel per the applicant's request until the Commission's next monthly meeting on July 15, 2008. It was seconded by Mr. Overmyer.

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

Buehler's-3626 Medina Rd.

Mr. Jim Webster from Lettergraphics represented Buehler's. He stated they were requesting a 184-sq. identification sign. He added that the proposed sign exceeds the requirements but there are extenuating circumstances that get us to this size. Mr. Webster stated that this is the only entrance into Buehler's and the new development taking place. Originally the existing sign only serviced Buehler's. Now that there are new retail shops and restaurants going in a new sign was needed to reflect Buehler's and the new tenants. Mr. Webster continued that the existing sign is 15 ft. in width and 16 ft. height.

Chair Strogin stated that because the proposed sign exceeds the signage requirements per the code, the Commission would need to deny the request and refer it over to the BZA. ZI Ridgely also questioned if the "pineapple" is considered the logo for Buehler's. Mr. Webster stated they used the words "Fresh Foods" and the pineapple to reference Buehler's. Chair Strogin stated this could be addressed with the BZA.

Mr. Overmyer made a motion to deny the proposed identification sign for Buehler's as it exceeds the signage requirements per the Zoning Resolution. It was seconded by Mr. Jarrett.

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

NEW OFFICE BLDG. FOR WATERFORD OFFICE PARK

Mr. Jeffrey Reed owner of 4000 Carrick Place represented the new office building for Waterford Office Park. Mr. Reed stated they had their first tenant that would take 2,868-sq. ft., which would consist of an orthodontist practice for Dr. Waldron.

Mrs. Gardner made a motion to approve the existing change of use for 4000 Carrick Dr. Suite D-1 to be used as an orthodontist office (Dr. Waldron) as presented. It was seconded by Mr. Overmyer.

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

The second request was for wall signs. Mr. Reed stated he had a total of 8 entrances with 6 of them having a portico as an overhang. He stated he was present to ask for signage over the 6 separate entrances. The other two signage request were for the main entrances which one faces Rt. 18 and the other faces Carrick Dr. Mr. Reed stated they wanted to get

the orthodontist sign approved this evening. This particular business has 67 linear feet of frontage. Mr. Reed stated that the request is for a wall sign of 17 sq. ft. Chair Strogin stated that the Commission could only approve one sign and the others would have to be turned down and presented in front of the BZA.

Mr. Williams made a motion to approve a wall sign not to exceed 20 sq. ft. for TMJ Center Orthodontist on the north east quadrant of the building for Suite D-1 as presented. It was seconded by Mr. Overmyer.

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

Mrs. Gardner made a motion to deny the signage request for 7 wall signs (Five 20-sq. ft. signs and two 24-sq. ft. signs) on the indicated porticos as they exceed the number of signs permitted per the Zoning Code. It was second by Mr. Overmyer.

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

The fourth request was for two ground signs. Chair Strogin stated it was discussed between the applicant, the ZI's and herself as to whether this is corner lot and if it is, if it would be permitted to have two ground signs. Chair Strogin stated her interpretation was that it was an oddly shaped corner lot with a corner at Waterford Dr. and a corner at Carrick Dr. The positioning of the ground signs however did not fall technically at the "corners".

After discussion by the Commission, they agreed this is was a corner lot and the location of the corner (convergence of the three roads) was not an issue either. The Zoning Inspectors also agreed with the interpretation.

Mr. Overmyer made a motion to approve 2 ground signs not to exceed 32-sq. ft. each for Carrick Place due to the fact that it is a corner lot as presented. It was second by Mr. Jarrett.

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

MISC.

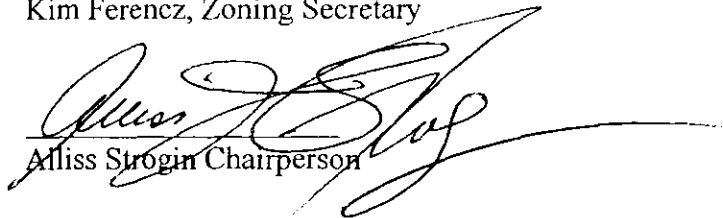
ZC member Gardner updated the Commission on the zoning seminar she and Chair Strogin attended on June 6, 2008 on Economic Development. She stated that the Medina County Port Authority is ~~providing~~^{offering} low interest loans to local businesses to new buildings and one of these projects is Dr. Sharma and his digestive medicine operation. Dr. Sharma's practice would be relocating in Brunswick in the Industrial Parkway District. This seminar also discussed the concepts of JEDD's and CEDA's. Clear Zoning was also an interesting company that offered the ability to incorporate graphics in a Zoning Resolution or Comp. Plan. Lastly there was a talk on Sustainability. The website for the information on sustainability is e4s.org.

Page 6 ZC 6/17/08

Having no further business before the Board, the meeting was officially adjourned at 9:25 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson