

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JULY 15, 2008**

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

The Zoning Commission minutes to the June 17, 2008 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on July 24, 2008 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

CONTINUANCE

Major Brand Hotel Site Plan- Eastpointe Dr.

Mr. Nick Hershberger from Lewis Land Professionals represented the revised site plan for the major brand hotel to be located on Eastpointe Dr. Mr. Hershberger stated that per the recommendations made by the Zoning Commission at their June 17, 2008 meeting they increased the landscaping strip 25 ft. per the regulations which require where this property abuts residential in the rear, there needs to be a buffer zone of 50 ft. in which twenty-five (25) ft. of it needs to be landscaping and 25 ft. could parking. Regarding the parking they moved it from being adjacent to the building to adjacent to the detention basin. Mr. Hershberger also added that per the Commission's request, they have replaced the burning bushes with red barberry for their landscaping plan.

Regarding the comments from the Fire Chief presented at the last meeting, Mr. Hershberger stated they also did the Motel 6 site, so they looked at how their water lines, hydrants and connections to the building were done and set it up for the "major brand hotel" in the same fashion. Regarding the other comments made by the Fire Chief, they will have to contact the Fire Chief and this will be handled through the building permit process. Chair Strogin stated that the Fire Chief's approval is required to be obtained in addition to the Zoning Commission's approval.

Mr. Hershberger stated the last issue was the building height. At the Commission's June meeting they had a prototype of the building but since then they have had the building elevations drafted. The building will consist of a peaked roof 38 ft. in height. Therefore they will need to request a variance.

Chair Strogin asked if they could reduce the height by 3 ft. or go with a flat roof. Mr. Hershberger stated that the architect would rather not go with a flat roof due to maintenance issues. There would be no air-conditioning units on the roof just vents. Chair

Strogin stated she thought that the Fire Dept. was concerned that the attic would be used for storage. Mr. Hershberger stated he could not speak for the owner, but believed at the last meeting the owner stated it would not be used for storage purposes.

Ass't ZI Heiss stated she spoke with Fire Chief Crumley and he told her that he did not have the fire equipment to reach a building that tall in event of a fire or rescue situation. Chair Strogin stated the Commission would have to deny the site plan due to the height of the building not meeting the zoning code. The applicant would therefore need to apply to the Board of Zoning Appeals.

Mr. Hershberger asked for a recess so that he could consult with his colleagues to see if they would be willing to put in a flat roof rather than have to be denied by the Commission and go before the BZA. Chair Strogin added that the canopy height needs to be a minimum of 14 ft. in height for clearance purposes per the zoning code/Fire Dept. Mr. Hershberger stated he would not challenge the Fire Chief's opinion that the height of the building would be a potential health and safety issue and added that he also doubted the BZA would grant a variance with such an opinion by the Fire Chief.

The Commission decided to move on with their agenda and get back with Mr. Hershberger at the end of the meeting.

Medina Township Service Dept. -3718 Weymouth Rd.

Trustee Mead Wilkins represented the Medina Township Service Dept. The request is for a ground sign for the Township Service Dept. to be placed on Rt. 3. It will be setback a minimum of 10 ft. from the road right of way

Mrs. Gardner made a motion to approve a ground sign for the Medina Township Service Dept. not to exceed 14-sq. ft. as presented. It was seconded by Mr. Jarrett.
ROLL CALL-Gardner-yes, Jarrett-yes, Overmyer-yes, Williams-yes, Strogin-yes.

Blakeslee Park-3800 Weymouth Rd.

Trustee Mead Wilkins represented Blakeslee Park. He stated that this sign is for the park entrance. It will be placed a minimum of 10 ft. back from the road right of way.

Mr. Williams made a motion to approve the ground sign for Blakeslee Park not to exceed 24-sq. ft. and to be located a minimum of 10 ft. from the road right of way as presented. It was seconded by Mr. Overmyer.
ROLL CALL-Williams-yes, Overmyer-yes, Gardner-yes, Jarrett-yes, Strogin-yes.

The Hoffman Group Insurance Placement-5000 Foote Rd.

Mr. Dennis Meate represented The Hoffman Insurance Group. He stated they wanted to change the exterior sign from "The Hoffman Group Building" to read "The Hoffman

Group Insurance Placement.” The word “building” will be replaced with the words “Insurance Placement”. The request is for a 79.95 sq. ft. wall sign

Mr. Overmyer made a motion to approve the modification of the existing wall sign for the Hoffman Group not to exceed 79.95-sq. ft. as presented. It was second by Mr. Jarrett. ROLL CALL-Overmyer-yes, Jarrett-yes, Williams-yes, Gardner-yes, Strogin-yes.

CONTINUATION-Major Brand Hotel Revised Site Plan-Eastpointe Dr.

Mr. Hershberger stated that the owner has agreed to comply with the building height requirement of 35 ft. and will make the canopy height a minimum of 14 ft. for fire and safety vehicle access. Mr. Hershberger added that the only concern the owner had is that if he does not get approval from the hotel franchise for the flat roof that he could come before the BZA. Chair Strogin stated that she recommended Mr. Hershberger make the changes on the site plan and initial them and the Commission will approve the revised site plan as modified. If the owner decides he wants to pursue the variance for the height of the building he can apply to the BZA and take a chance. If the result is a denial by the BZA, the owner would still have an approved site plan by the Commission. Mr. Hershberger stated the owner just wants to know that if he could not get a flat roof approved by the franchise he still wanted to be able to have the ability for remedy. The Board suggested reducing the height of the floors to make the building height. Chair Strogin stated that the owner had the right to pursue a variance if he could not get approval from the franchise for a flat roof. Mr. Hershberger stated he would make the modifications to meet the code and initial the changes on the plan.

Mr. Overmyer made a motion to approve the revised site plan for the major brand hotel per the modifications made to flat roof not to exceed 35 ft. in height and verification of the canopy that it has a minimum clearance of 14 ft. in height as presented. Applicant must contact the Fire Dept. regarding Ohio State Fire Code. No signage is being approved at this time. Applicant is to bring in a modified elevation plan clearly showing the desired heights before Township Trustees final approval. It was seconded by Mr. Williams. ROLL CALL-Overmyer-yes, Williams-yes, Gardner-yes, Jarrett-yes, Strogin-yes.

MISC.

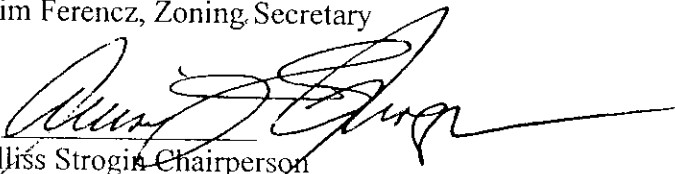
The Planning Commission will be holding a workshop for ZC and BZA members on August 20, 2008 in the evening. There is a \$30.00 fee. Any Board member who would like to attend can request consideration of the fee to be paid by the Township Trustees.

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

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Respectfully Submitted,

Kim Ferencz, Zoning Secretary



Alliss Strogia Chairperson