

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
SEPTEMBER 16, 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 present as well as both Commission member alternates.

The Zoning Commission minutes to the August 19, 2008 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on October 2, 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**

**Pat's Computer Rescue-3725 Medina Rd. Suite #114.**

Mr. James Briola from Northcoast Signs represented Pat's Computer Rescue. Mr. Briola stated that this business would be locating in Signature Square.

Ms. Gardner made a motion to approve the change of use for Pat's Computer Rescue located at 3725 Medina Rd. Suite #114 as presented. It was seconded by Mr. Jarrett.  
ROLL CALL-Gardner-yes, Jarrett-yes Overmyer-yes, Williams-yes, Strogin-yes.

Mr. Briola stated that Pat's Computer Rescue was also requesting a wall sign as well as a tenant panel to be placed on the existing monument sign for Signature Square. The frontage of the business is 20 ft.

Mr. Overmyer made a motion to approve the wall sign for Pat's Computer Rescue not to exceed 15.19-sq. ft. as submitted. It was seconded by Mr. Williams.  
ROLL CALL-Overmyer-yes, Williams-yes, Jarrett-yes, Gardner-yes, Strogin-yes.

Mr. Williams made a motion to approve the tenant panel sign for Pat's Computer Rescue not to exceed 4-sq. ft. as submitted. It was seconded by Mrs. Gardner.  
ROLL CALL-Williams-yes Gardner-yes, Overmyer-yes, Jarrett-yes, Strogin-yes.

**Bullies BBQ-4055 Pearl Rd.**

Mr. Dave Sterrett from Medina Signs represented Bullies BBQ. They were requesting a 69.9 sq. ft. wall sign. The frontage of this business is 70 ft. This will be a reface of the former Tumbleweed lettering and sign.

Mr. Jarrett made a motion to approve the wall sign for Bullies BBQ located at 4055 Pearl Rd. not to exceed 70-sq. ft. as presented. It was seconded by Mr. Overmyer.  
ROLL CALL-Jarrett-yes, Overmyer-yes, Williams-yes, Gardner-yes, Strogin-yes.

The Commission asked about the ground sign. Mr. Sterrett stated the ground sign was in contention with Panera Bread. The owner of the building wants to give Panera Bread presence on that sign. Chair Strogin stated that when the individual who bought and built Tumbleweed came in for approval, he stated there would be another business locating on the property (Panera Bread) but wanted the entire sign for Tumbleweed. The Commission told him that there would be only one sign permitted for that property and he said he did not care about the other tenant that he wanted Tumbleweed to have the entire 32-sq. ft. ground sign. When Panera came in they wanted to be on the sign but the owner said no, and that is why Panera only has a wall sign. Ass't ZI Heiss stated that a truck damaged the existing ground sign and it scheduled to be replaced and now Panera wants to have its name on the ground sign. Mr. Sterrett asked if the sign could be shared between Bullies and Panera. Chair Strogin stated yes, if the owner of the sign is in agreement. Mr. Sterrett commented that he hoped something could be worked out so that both restaurants could be advertised on the ground sign.

**Creative Early Learning Center-5020 Victor Dr.**

Mr. Dave Sterrett represented Creative Early Learning Center. They would be locating in the former location of Little Bears Learning Center. The frontage of the building is over 200 + ft.

Chair Strogin asked if on the north side of the property where the fence is there are some picnic tables etc. and is that part of Creative Early Learning Center's property. She stated the reason she asked is that there are faded out pennants on each of the fence posts. (It was later determined by the topo map that the picnic area was on this property.) Chair Strogin asked the Zoning Inspectors to go out and inspect the property. Mr. Sterrett stated he would relay the issue to the new owner that the pennants have to be removed.

Ms. Gardner made a motion to approve the change of use for Creative Early Learning Center located at 5020 Victor Dr. It was seconded by Mr. Williams.

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

Mr. Sterrett stated he was also before the Commission to request a ground sign. This 25.83 sq. ft. sign would also consist of a 3 ft. placard (double-sided) suspended by a chain that would state the telephone number of the business. The entire 25.83 sq. ft. ground sign includes the phone number placard.

Mr. Overmyer made a motion to approve a ground sign for Creative Early Learning Center not to exceed 25.83 sq. ft. in size and to be located 10 ft. from the road right of way. Additional landscaping is to be added around base of sign per requirement of the Zoning Resolution. It was second by Mr. Williams.

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

MISC.

Chair Strogin informed the Commission of the OPC Conference to be held on November 14 2008 in Westlake. Any interested member would need to fill out a request form and submit it to the Trustees.

Having no further business before the Board, the meeting was officially adjourned at 8:16 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Miss Strogin Chairperson