

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
CON'T OF PUBLIC HEARING/REGULAR MEETING  
JUNE 16, 2009**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:31 p.m. Permanent Board members Overmyer, Szunyog, Jarrett, and Strogin were in attendance. Mr. Robert Erickson was absent. Alternate Board member Michelle Kirda sat in for a full Board. Alternate board member Jim Apana was also in attendance.

Chair Strogin closed the regular meeting of the Zoning Commission at 7:31 p.m. and opened up the con't of the public hearing at 7:32 p.m.

**CON'T OF PUBLIC HEARING-Proposed Text Amendment by Bill Doraty Article VI. Sign Regulations Section 605 1. Holiday Inflatables**

Chair Strogin stated this continuation of a public hearing has been on the Commission's meeting agenda for quite a long time. There has been a lot of information gathering and legal issues that need to be discussed, so therefore the hearing would need to be tabled again until next month.

Mr. Jarrett made a motion to continue the public hearing for Mr. Doraty's proposed text amendment on inflatables until the Commission's next scheduled meeting July 21, 2009 at 7:00 p.m. It was seconded by Mr. Overmyer.

ROLL-Jarrett-yes, Overmyer-yes, ~~Erickson-yes~~, Szunyog-yes, Strogin-yes.

*KIRDA-yes*

The public hearing was closed at 7:33 p.m.

**REGULAR MEETING**

Chair Strogin reopened the regular meeting of the Zoning Commission at 7:33 p.m.

The Zoning Commission minutes to their May 19, 2009 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on July 9, 2009 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**

**ProForma-3745 Medina Rd.**

Mr. Chip Klinkenberg from Illes Architects represented ProForma. Mr. Klinkenberg stated ProForma would be locating in Lakepointe Office Bldg., suite E. This building is behind Signature Square. The nature of the business is publishing and marketing.

Mr. Jarrett asked the square footage that would be occupied. Mr. Klinkenberg stated 1500 sq. ft. The County Recorder originally had 1269 sq. ft. but that has been corrected. No signage was being requested at this time.

Mr. Jarrett made a motion to approve the change of use for ProForma to be located at 3745 Medina Rd. It was seconded by Mr. Overmyer.

ROLL CALL-Jarrett-yes, Overmyer-yes, Kirda-yes, Szunyog-yes, Strogin-yes.

**Crystal Clinic-4975 Foote Rd.**

Mr. Lou Belknap from Agile Sign and Lighting represented Crystal Clinic. Mr. Belknap stated they were proposing to remove the existing wall sign on the front of the building and replace it with a new sign consisting of 10.36 sq. ft. Chair Strogin stated there were variances granted for signage on this building and Crystal Clinic was permitted 16 sq. ft.

Ass't ZI Heiss stated that since the sign was already up without a permit the sign permit fee would be doubled. Mr. Belknap stated the reason for that was there was a legal change in name so they had to get the sign changed. He added they did not feel that was going to be an issue; and when they were reviewing the records they found Crystal Clinic had a sign that they did not get approval for on the pylon sign and they removed that sign accordingly to bring the signage into compliance. He added if they had to pay double the fee for erecting the sign without a permit they would; but added that they were not the original sign company that put up the sign.

Mr. Overmyer made a motion for a new wall sign for Crystal Clinic located at 4975 Foote Rd. not to exceed 10.33-sq. ft. as presented. It was seconded by Ms. Kirda.

ROLL CALL-Overmyer-yes, Kirda-yes, Jarrett-yes, Szunyog-yes, Strogin-yes.

**Rodeway Inn-2875 Medina Rd.**

Mr. Ivan Janowsky the Managing General Partner of the Medina Hotel Group represented Rodeway Inn. Mr. Janowsky stated several months ago Rodeway Inn's sign blew down and they would like to replace the former sign with a new sign that would be approximately 31 sq. ft.

Chair Strogin asked how frequently the message center on the proposed sign would be changed? Mr. Janowsky stated Rt. 18 is a State Route and the State allows the sign to be changed a minimum of every 6 seconds. Mr. Janowsky stated they would be changing the message every 8 seconds. He added there was an issue with their last sign, so they went to the Pros. Office and they could find no ordinance in the zoning code that determines that type of sign is not allowed or how often it could change. Chair Strogin interjected that the sign could not scroll. Mr. Janowsky the message would change instantly and would not scroll down or rolling across.

Chair Strogin stated the City of Medina allows such signs to change every minute and asked Mr. Janowsky if he would consider that time frame? Mr. Janowsky stated no, not at this time. Chair Strogin stated she considered every 8 seconds for a message to be a changed, motion. The Commission would like to see the message not be changed so frequently. She added that the Commission would be considering changes to the existing

signage code. Mr. Janowsky stated if the sign was approved it would be grandfathered. Chair Strogin stated the Township does not always have to grandfather things. Mr. Janowsky commented that was why he paid lawyers big bucks...Chair Strogin responded that the Pros. Office works for free to defend the Township.

Regarding the message center of the sign, Mr. Janowsky stated it could consist of 1, 2 or 3 lines. Three lines would be smaller font. He added the message would not scroll, blink or flash. Mr. Jarrett asked if there would be any symbols used? Mr. Janowsky stated yes maybe an arrow with the name of an event going on at the Inn or Congratulations with a heart for a couple that just got married. These symbols would be incorporated in the text of the message itself. Mr. Janowsky stated during the day the LED lights are brighter on the sign and as dusk turns it dims but this is undetectable. Mr. Jarrett asked how often the sign would change? Mr. Janowsky stated on a State Rt. it is allowed to change every 6-8 seconds. He added if they go to three lines on the message center they may go to every 10 seconds but added he would not commit to that time. Chair Strogin stated the less change is better even if you want people to be able to read the sign. Mr. Janowsky stated the light at Rt. 18 and Gateway Dr. is 8-10 seconds long so an individual would see one message during that time. Chair Strogin stated the sign in the City for Dunkin Donuts changes every minute so you don't even realize it is a changeable sign, and added that was probably the direction the Township would take regarding these signs.

Mr. Jarrett stated he realized the Township could not regulate the content of the sign but asked Mr. Janowsky what would be advertised on the sign? Mr. Janowsky stated karaoke, congratulations to a couple that just got married etc. He added that there maybe times that the message would be up longer than 6-8 seconds. Mr. Jarrett asked about the color of the lights. Mr. Janowsky stated red/amber. Mr. Jarrett stated there have been signs that have incorporated red and blue lights and when they flash it looks like a police car. Mr. Janowsky stated the sign would only be one color.

Chair Strogin asked where this sign was proposed to be located? Mr. Janowsky stated that the sign would be located 134 ft. from Shue's property line and 112 ft. from Dairy Queen. The sign would be outside the road right of way and there would be landscaping incorporated around the base.

Mr. Overmyer made a motion to approve a new LED sign for Rodeway Inn not to exceed 32-sq. ft. as presented. It was seconded by Ms. Kirda.  
ROLL CALL-Overmyer-yes, Kirda-yes, Jarrett-yes, Szunyog-yes, Strogin-yes.

**Salon Rootz-3725 Medina Rd. Suite #116.**

Ms. Sheila Barco represented Salon Rootz. Ms. Barco stated they were currently located on Rt. 42 and would be moving into Suite #115 in Signature Square.

Mr. Jarrett made a motion to approve the change of use for Salon Rootz to be located at 3725 Medina Rd. Suite #116 in Signature Square as presented. It was seconded by Ms. Szynog.

ROLL CALL-Jarrett-yes, Szunyog-yes, Overmyer-yes, Kirda-yes, Strogin-yes.

Ms. Barco stated she was also requesting a 22 5 sq. ft. wall sign and a 2.9 sq. ft. panel sign to be placed on the existing identification sign for Signature Square. The frontage of the business is 25 ft.

Ms. Szunyog made a motion to approve a wall sign for Salon Rootz not to exceed 22.5 sq. ft. as presented. It was seconded by Ms. Kirda.

ROLL CALL-Szunyog-yes, Kirda-yes, Overmyer-yes, Jarrett-yes, Strogin-yes.

Mr. Overmyer made a motion to approve an id panel sign for Salon Rootz not to exceed 2.9 sq. ft. as presented. It was seconded by Mr. Jarrett.

ROLL CALL-Overmyer-yes, Jarrett-yes, Kirda-yes, Szunyog-yes, Strogin-yes.

**Gimme a Haircut-5007 Grande Blvd. Suite B-1**

Mr. John Martino owner of Gimme A Haircut and Mr. James Briola from Northcoast Sign and Lighting Services Inc. represented Gimme A Haircut.

Mr. Martino stated he was relocating his existing salon at 860 North Court St. in the Giant Eagle shopping strip where he has been located for the last 26 yrs. Mr. Martino continued that Giant Eagle wants to tear down the strip center and expand their operation. He added he has been in negotiations with Giant Eagle for the last year and a half, as he had a very good location and had 6 yrs. left on his lease. The stipulations for him moving are that he found a suitable location consisting of 2,000 sq. ft. within 1 mile from his present location; and Giant Eagle met his dollar request.

Mr. Martino stated Gimme A Haircut was a full-service family oriented family salon. They average 100+ clients a day. Mr. Martino stated at one time he had 18 salons and sold some of them off to Best Cuts and Famous Hair.

Mr. Overmyer made a motion to approve the use for Gimme A Haircut to be located at 5007 Grande Blvd. Suite B-1 as presented. It was seconded by Mr. Jarrett.

ROLL CALL-Overmyer-yes, Jarrett-yes, Szynog-yes, Kirda-yes, Strogin-yes.

Mr. Briola stated that they were also requesting signage for Gimme A Haircut. The business has 20 ft. of frontage and the sign requested would be 19.95 sq. ft.

Ms. Kirda made a motion to approve a wall sign for Gimme A Haircut not to exceed 19.95 sq. ft. as presented. It was seconded by Ms. Szynog.

ROLL CALL-Kirda-yes, Szunyog-yes, Overmyer-yes, Jarrett-yes, Strogin-yes.

Mr. Briola stated he was requesting a panel on the pylon sign on Pearl Rd.

Mr. Jarrett made a motion to approve an id panel directory sign for Gimme A Haircut not to exceed 8-sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Jarrett-yes, Overmyer-yes, Kirda-yes, Szunyog-yes, Strogin-yes.

**Medina Markets LLC-3839 Pearl Rd.**

Secretary Ferencz stated she received a fax from Mr. Michael Supek representing Medina Markets LLC which was going to locate in Fenn Center Crossing. The letter stated they were no longer seeking approval of the project and asked to be taken off the agenda. No further explanation was given.

Chair Strogin acknowledged for the record that Medina Markets LLC has requested to be taken off the Commission's agenda and would be done so accordingly.

**University Hospital Medina Health Center-4001 Carrick Dr.**

Mr. Jeffrey Reed from 4000 Carrick Place, LLC represented University Hospital Medina Health Center. He stated he was requesting a change of use and approval of 28 additional parking spaces.

Chair Strogin stated this is an existing office building, which has one tenant currently. Mr. Reed stated University Hospital would be making this one of their medical campuses and would occupy the rest of the building. Several different departments such as pediatrics, radiology, and cardiology would be locating in this building. Mr. Reed stated to gain the additional 28 parking spaces; they would be expanding to the east of the property as well as picking up a few spaces around the parameter of the building. Chair Strogin stated there is sufficient parking per the zoning regulations.

Mr. Reed stated that originally they had two signs approved; one at the center of the building at the other off of Carrick Dr. On the original site plan the sign was to be at the corner of Rt. 18 and Waterford Dr. Then the Hospital came back and wanted the sign moved back to Carrick Dr. and Rt. 18. Chair Strogin stated when a building fronts on two streets; they are allowed to have two signs.

Ms. Szunyog stated she knew of acres of concrete in Medina Twp. that nobody parks on; and asked if there is ever too much parking provided for a business? Chair Strogin stated the zoning code requires a minimum. Wal-Mart is a prime example that most of the time it is not full but during the holidays and especially the day after Thanksgiving, people are parking at the Health Dept. BW-3 was another example. They met the zoning

requirements for parking but people were parking in Shoney's parking lot when they went out of business. As a result, BW-3 bought another acre just for parking. Chair Strogin stated because this was a desirable medical facility with patients coming in and out, so the more parking provided is probably better for this use. Mr. Reed interjected that the additional 28 parking spaces was at the request of University Hospital. Ms. Szynog stated environmentally a lot of asphalt is not a good thing. Chair Strogin stated that the zoning resolution also provides for landscaping requirements as well. Mr. Reed has provided substantial landscaping and as always gone over the minimum requirements with his projects.

Ms. Szunyog stated she was concerned with water run off into streams. Chair Strogin that should be addressed by the Soil and Water Conservation District as well as the Engineer's Office.

Ass't ZI Heiss asked about the dumpster location? Mr. Reed stated the dumpster was located in the southwest quadrant and was already existing and enclosed.

Mr. Jarrett made a motion to approve the change of use for University Hospital Medina Health Center to be located at 4001 Carrick Dr. The addition of 28 parking spaces has been added to the site plan originally approved. It is so noted the second approved ground sign has been relocated to the west side of the intersection of Carrick Dr. and Rt. 18. It was seconded by Ms. Kirda.

ROLL CALL-Jarrett-yes, Kirda-yes. Overmyer-yes, Szunyog-yes, Strogin-yes.

**MISC.**

Chair Strogin stated that Mr. Doraty has had signs up at his business since October that were illegal. The Township zoning inspectors have been citing him and send their citations to the Pros. Office as well. It was asked several times of the Trustees why nothing was happening regarding enforcement on Mr. Doraty. There was finally a letter sent by the Trustees she believed dated May 24, 2009 in response to the Pros. letter dated January 22, 2009 in which the Pros. Office asked the Trustees if they wanted the Pros. Office to pursue the zoning citations against Mr. Doraty. The letter from the Trustees finally instructed the Pros. Office to take action against Mr. Doraty regarding the sign violations as necessary.

Chair Strogin stated there would be a work session with Bill Thorne regarding signage on June 30, 2009 at 7:00 p.m. Mr. Thorne requested this meeting to be with the Board only. Chair Strogin stated it would be an Executive Session with the Commission, Bill Thorne, the Zoning Inspectors and the Zoning Secretary. It would be a public meeting, but the Commission would go into Executive Session.

Ms. Gardner stated in response to Ms. Szunyog's comments and concerns about water run off, there was an article she believed in the Plain Dealer about a Mayor who was having

severe flooding issues in his community. This Mayor went and replaced so many miles of the existing concrete with pervious concrete and that eliminated his flooding problems.

Ms. Gardner then asked about the vendors down at the new park (Blakslee) and if they had to obtain a permit from the Township? Chair Strogin stated that the Trustees talked about having vendors at the park because eventually they did want to build a concession stand as was shown on the approved site plan. She added that she did bring up at a Trustee meeting that instead of just allowing whatever vendor to show up the park, that the Trustees should seek bids from vendors. Chair Strogin stated the businessman she spoke with was ready to go and would be willing to pay a percentage of the profits to the Township, which in turn could offset the cost of the fields.

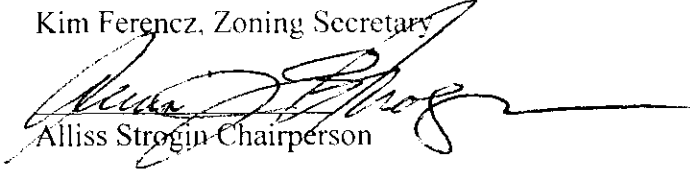
Mr. Overmyer stated speaking as a former soccer coach, many of these vendors are willing to sponsor leagues or contribute to them so it was worth looking into to.

Mr. Ostmann commented on the comments made about paving this evening. He stated that on the news this evening in the City of Toledo, they passed a law 45 yrs. ago that one could not park on non-paved surfaces. Because the community is so financially strapped, the local garbage men are ticketing people in their own yards for parking on gravel driveways. The cost is \$25.00 a ticket!!!

Having no further business before the Board, the meeting was officially adjourned at 8:46 p.m.

Respectfully Submitted.

Kim Ferencz, Zoning Secretary

  
Alliss Strogin-Chairperson