

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING/ CON'T OF PUBLIC HEARING
OCTOBER 20, 2009**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:35 p.m. Permanent Board members Overmyer, Szunyog, Jarrett, Erickson and Strogin were in attendance. Alternate Board members Michelle Kirda and Jim Apana were also present.

The Zoning Commission minutes to their September 15, 2009 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on October 29, 2009 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

Chair Strogin recessed the regular meeting of the Zoning Commission at 7:40 p.m. and reconvened the public hearing on the proposed text amendment by Mr. Doraty to add language on Inflatables to the Zoning Resolution.

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

Chair Strogin stated a fax was received by Attorney Mike Larabee asking for the Doraty public hearing to be continued to the Commission's November 17, 2009 meeting date. Chair Strogin stated the supplemental information submitted by Mr. Larabee on the application was sent to the CPC and they in turn recommended disapproval. At the Commission's September meeting, The Township's legal counsel Mr. Thorne was present; and the Commission, the applicant, and legal counsel addressed numerous issues with the proposed text. Mr. Larabee asked for the hearing to be continued until Commission's October meeting this evening so he could submit additional information. As previously stated Mr. Larabee has since sent a fax requesting the public hearing be continued until the Commission's November 17, 2009 meeting date.

Mr. Overmyer made a motion to continue the public hearing for Mr. Doraty's proposed text amendment on inflatables until the Commission's next scheduled meeting November 17, 2009 at 7:30 p.m. It was seconded by Mrs. Szunyog.

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

The continuation of the public hearing was closed at 7:43 p.m.

REGULAR MEETING

Chair Strogin reconvened the regular meeting of the Zoning Commission at 7:44 p.m.

SITE PLANS

WalMart-4141 Pearl Rd.

Mr. Russell Henestofel from EMH & T Inc. represented Wal-Mart. Mr. Henestofel apologized to the Commission for having to come back to the Township but during the remodeling of the Wal-Mart site, the wrong size light poles were shipped to the site and installed. Instead of the 40' tall light poles 42' tall light poles were installed which included the 3-ft. base. In 1992, the Medina Township BZA granted a variance for the light poles to be 40' in height including the base. Mr. Henestofel stated that Wal-Mart has a 42-ft. tall standard light pole and that was what was installed on the site. When the construction review was completed the error was noticed and therefore he was before the Commission this evening to get approval on this revised plan.

Mr. Henestofel continued that the advantage of allowing the 42' tall poles to remain is that those poles are a standard order for Wal-Mart and if one was ever damaged, etc. they were a stock order and could be easily re-ordered and replaced. Chair Strogin then asked if Wal-Mart already had 40-ft. light poles up already? Mr. Henestofel stated yes. She then asked why they needed to be changed? Mr. Henestofel responded the lumens disintegrate over time and lose power. He added they also reduced the number of light fixtures as well as the number of poles that were on the site and the floodlights on the front of the building were also removed.

Chair Strogin stated the zoning code requirement for light poles is 20 ft. in height including the base. In 1992, the BZA granted a 20-ft. variance for the height of the light poles to be 40 ft. in height. The Commission could not approve something that was in non-compliance with the Zoning Resolution. Therefore the Commission would need to deny the change in the site plan. Mr. Henestofel stated they were on the agenda for tomorrow night's BZA hearing.

Mr. Erickson made a motion to deny the change in the height of the light poles (42' tall) for Wal-Mart #1894 located at 4141 Pearl Rd. due to the fact they are in non-compliance of the Medina Twp. Zoning Resolution Section 505D. It was seconded by Mr. Jarrett. ROLL CALL-Erickson-yes, Jarrett-yes, Szunyog-yes, Overmyer-yes, Strogin-yes.

NipTuck Auto Detailing-5010 Gateway Dr.

Mr. Bob Coles stated he owned Gateway Storage located at 5010 Gateway Dr. He was approached by Mr. Ed Awada owner of NipTuck Auto Detailing to move into a space in his building.

Mr. Awada then addressed the Board. He stated his business consists of auto detailing. Right now they were a mobile unit and went to their customers to perform the work but now he would like to move his business inside a building.

Mr. Jarrett made a motion approve the use for NipTuck to be located at 5010 Gateway Dr. unit #2 as presented. It was seconded by Mr. Erickson.

ROLL CALL-Jarrett-yes, Erickson-yes, Overmyer-abstain (does business with Gateway Storage), Szunyog-yes, Strogin-yes.

Mr. Awada stated he was also before the Commission to request signage. The signage request is for a 5.29 sq. ft. tenant sign.

Mr. Jarrett made a motion approve the tenant panel sign for NipTuck not to exceed 5.29 sq. ft. as presented. It was seconded by Mr. Erickson.

ROLL CALL- Jarrett-yes Erickson-yes, Overmyer-abstain (does business with Gateway Storage), Szunyog-yes, Strogin-yes.

Akron Children's Hospital Pediatrics-3443 Medina Rd.

Mr. Ken King from Bob King Sign Co. represented Akron's Children's Hospital. Mr. King stated Akron's Children's Hospital would open up a pediatric clinic at 3443 Medina Rd. They would occupy 5,937 sq. ft. of the building.

Mr. Overmyer made a motion to approve the use for Akron Children's Hospital Pediatrics to be located at 3443 Medina Rd. as presented. It was seconded by Mr. Erickson.

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

Mr. King stated he was also before the Commission this evening to request signage. The first request is for a 25 sq. ft. wall sign. This business has 66 feet of lineal frontage.

Mr. Jarrett made a motion to approve a wall sign for Akron Children's Hospital Pediatrics to be located at 3443 Medina Rd. not to exceed 25-sq. ft. as presented. It was seconded by Ms. Szunyog.

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

Mr. King stated he was also requesting a 4.66 sq. ft. tenant sign.

Mr. Overmyer made a motion to approve a tenant panel to be placed on the identification sign for Akron's Children's Hospital Pediatrics not to exceed 4.66-sq. ft. as presented. It was seconded by Mr. Erickson.

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

Howard Hanna-3565 Medina Rd.

Mr. David Glavin from Glavin Industries represented Howard Hanna. Mr. Glavin stated he was before the Commission to request signage for Howard Hanna. The first sign request was for an 18.25 sq. ft. wall sign.

Chair Strogin stated the reason the applicant did not apply for a change of use is because the previous tenant was also a real estate company i.e. Realty One. Howard Hanna has since purchased Realty One.

Mr. Overmyer made a motion to approve a wall sign for Howard Hanna not to exceed 18.25-sq. ft. as presented. It was seconded by Mrs. Szunyog.

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

Mr. Glavin stated he was also requesting a 9.8 sq. ft. tenant id panel to be placed on the existing ground sign.

Mrs. Szunyog made a motion to approve a tenant panel to be placed on the exiting ground sign for Howard Hanna not to exceed 2.98-sq. ft. as presented. It was seconded by Mr. Erickson.

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

Shelly's Massage Therapy-3812 Pearl Rd. #24.

Ms. Carol Green from KC Property Management represented Shelly's Massage Therapy. She stated that she bought this building approximately 5 yrs. ago not realizing all the zoning approvals that needed to be obtained. Ms. Green continued that her husband tried to get information from the previous owner of the building but he was very vague and did not forward them any pertinent information. She continued there are some businesses that have been located in the building for 10-15 yrs. and never had their use/signage approved. Therefore, she was before the Commission this evening to get the necessary approvals for the various businesses in the building and their signage.

Ms. Green stated that Shelly's Massage Therapy was a new tenant and was requesting approval for their use and signage.

Mr. Jarrett made a motion to approve the change of use for Shelly's Massage Therapy located at 3812 Pearl Rd. #24 as presented. It was seconded Mr. Overmyer.

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

Mr. James Briola from Northcoast Sign and Lighting represented the signage request for Shelly's Massage Therapy. Mr. Briola stated they were requesting an 18 sq. ft. canopy sign.

Mr. Overmyer made a motion to approve the canopy sign for Shelly's Massage Therapy located at 3812 Pearl Rd. #24 not to exceed 18 sq. ft. as presented. It was seconded Mr. Erickson.

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

Integrity Staffing Services-3812 Pearl Rd. #28

Ms. Carol Green from KC Property Management represented Integrity Staffing Services. She was before the Commission to request approval for the use.

Mrs. Szunyog made a motion to approve the change of use for Integrity Staffing Services located at 3812 Pearl Rd. #28 as presented. It was seconded Mr. Jarrett.

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

Ms. Green stated she was also requesting signage for Integrity Staffing Services. Ms. Green said she was requesting approval for the 10.6 sq. ft. tenant id panel on the existing pole sign.

Mr. Jarrett made a motion to approve the id panel for Integrity Staffing Services located on the existing pole sign not to exceed 10.6-sq. ft. as presented. It was seconded Mr. Erickson.

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

Comfort Keepers-3812 Pearl Rd. #11, #16 & #17.

Ms. Carol Green from KC Property Management represented Comfort Keepers. Ms. Green stated the nature of this business is non-medical home aid for the elderly.

Mr. Erickson made a motion to approve the change of use for Comfort Keepers located at 3812 Pearl Rd. units #11, #16 & #17 as presented. It was seconded Mr. Overmyer.

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

Ms. Green stated she was also requesting signage for Comfort Keepers. She was requesting approval for a 10.6 sq. ft. id panel on the existing pole sign.

Mrs. Szunyog made a motion to approve the id panel for Comfort Keepers located at 3812 Pearl Rd. units #11, #16 & #17 to be placed on the existing pole sign not to exceed 10.6 sq. ft. as presented. It was seconded Mr. Overmyer.

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

Enterprise Rent A Car-3812 Pearl Rd.

Ms. Green from KC Property Management stated she was before the Commission to request a 14.6 sq. ft. tenant panel for Enterprise on the existing pole sign. The business has already received approval for its use.

Mr. Jarrett made a motion to approve a tenant panel for Enterprise Rent a Car not to exceed 14.6-sq. ft. as presented. It was seconded by Mr. Overmyer.

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

MDG Flooring-3812 Pearl Rd.

Ms. Green from KC Property Management stated he was before the Commission to request signage for MDG Flooring. The business has already received approval for its use. Ms. Green stated she was requesting a wall sign and a tenant panel to be located on the existing pole sign.

Mrs. Szunyog made a motion to approve a wall sign for MDG Flooring located at 3812 Pearl Rd. not to exceed 18 sq. ft. It was seconded by Mr. Jarrett.

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

Mr. Overmyer made a motion to approve the replacement of a tenant panel existing pole sign for MDG Flooring not to exceed 28-sq. ft. as presented. It was seconded by Mr. Erickson.

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

All State-3812 Pearl Rd. #22

Ms. Green from KC Property Management stated she was before the Commission to request signage for All State insurance company. The requests were for use and signage.

Mr. Jarrett made a motion to approve the change of use for All State located at 3812 Pearl Rd. #22 as presented. It was seconded Ms. Szunyog.

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

Ms. Green stated she was also requesting a 15 sq. ft. wall sign.

Mr. Overmyer made a motion to approve a wall sign for All State located at 3812 Pearl Rd. #22 not to exceed 15-sq. ft. as presented. It was seconded by Mr. Jarrett-yes.

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

Ms. Green stated she was also present to request an 18 sq. ft. awning sign for All State.

Mr. Erickson made a motion to approve an existing awning sign for All State located at 3812 Pearl Rd. #22 not to exceed 18-sq. ft. as presented. It was seconded by Mr. Overmyer.

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

Lastly Ms. Green stated she was requesting a 10.6 sq. ft. tenant panel on the existing pole sign for All State.

Mr. Overmyer made a motion to approve a tenant panel on the existing pole sign for All State located at 3812 Pearl Rd. #22 not to exceed 10.6-sq. ft. as presented. It was seconded by Ms. Szunyog.

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

MISC.

Chair Strogin stated before the Commission this evening was a plan for River Trace Subdivision located on Pearl Rd. Mr. Mose Zarouk stated the plan was approved by the Medina County Planning Commission a few weeks ago. Phase II of this subdivision is

owned by two owners. When the properties were merged land had to be switched from one owner to the other and vice versa to meet the minimum lot requirements of 2 acres. The plat would then be approved and recorded once the Zoning Inspector and Township Trustees sign off on it. Chair Strogin stated this was brought before the Commission this evening for formality purposes only.

The Training Policy of the Township has been modified and approved by the Trustees. Mrs. Gardner addressed the Board and stated she felt that Wal-Mart has done an excellent job with their landscaping and modifying their signage to their new look and logo.

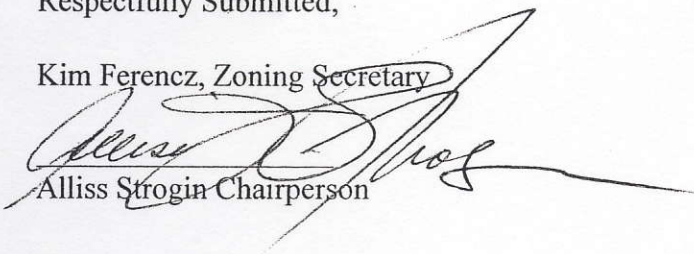
Announcements

2009 APA Planning and Zoning Conference-November 13, 2009 to be held in Westlake, Ohio.

Having no further business before the Board, the meeting was officially adjourned at 9:10 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson