

**MEDINA TOWNSHIP ZONING COMMISSIONERS  
REGULAR MEETING  
JULY 20, 2010**

**REGULAR MEETING**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. Board members Overmyer, Erickson, Szunyog, Apana and Strogin were in attendance. Alternate Board member Boris Williams was also in attendance.

The Zoning Commission minutes from their June 15, 2010 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on August 5, 2010 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

**Russell Park-3848 Medina Rd.**

Mr. Jeff Russell represented Russell Park. He stated they have a building on Medina Rd. that has a basement. Right now they had enough parking spaces for 2,550-sq. ft. of the building to be rented out. Mr. Russell stated currently they did not have a tenant interested in renting out the basement but there was interest in the concept of renting out the basement for office space. However, the potential tenant wanted more square footage. Therefore, Mr. Russell stated he was before the Commission to ask for a variance for 21 parking spaces.

Chair Strogin stated for the general public that when the original site plan for the building was before the Commission, the square footage approved was 13,200-sq. ft., which was just the upper level of the building. At that time there was no request for the lower level of the building to be used for anything except for storage. Now the parking requirement for that amount of square footage was 52.8 and they had 63 parking spaces. The parking for office space requires 4 parking spaces per 1,000 sq. ft. Now the applicant wants to rent out the lower level of the building consisting of 7800 sq. ft. for office space and more parking spaces are required. However, the Commission would have to deny the request, as it does not meet the parking requirement per Section 503.D.1.C of the Medina Township Zoning Resolution.

Mrs. Szunyog made a motion to deny the site plan for Russell Park for the use of an additional 7800 sq. ft. of office space due to the lack of sufficient parking to meet the requirements of Section 503.D.1.C of the Medina Township Zoning Resolution. It was seconded by Mr. Erickson.

ROLL CALL—Szunyog-yes, Erickson-yes, Apana-yes, Overmyer-yes, Strogin-yes.

**Internet Sweepstakes-2767 Medina Rd. (Plaza 71)**

Zoning Inspector Ridgely stated she received a call from the applicant that he was unable to attend tonight's meeting and asked to be tabled.

Mr. Overmyer asked if there were any specific codes this use would fall under and whether it could be approved by the Township? Chair Strogin stated the zoning office has been in contact with the Pros. Office regarding this particular use and opinions were given verbally but they were being requested to be put in writing.

Mr. Apana made a motion to table the site plan for Internet Sweepstakes to be located at 2767 Medina Rd. (Plaza 71) until the Commission's next meeting date to be held on August 17, 2010 as presented. It was seconded by Mr. Erickson.

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

**Mac's Circle K-3809 Pearl Rd.**

Mr. Rick Self from Mac's Convenience Stores represented Circle K. Mr. Self stated Circle K was revisiting all of its store locations. Upon doing so they have found that the manual price signs are becoming a thing of the past so as to not have to deal with weather conditions to change prices. Therefore he was before the Commission to request a panel change to put in a new LED sign. The height of the sign would be reduced and a new cabinet put in for the LED sign but the square footage would remain the same at 32 sq. ft. Mr. Self continued that the sign would not have the capability to scroll or flash. The sign would consist only of numbers and would only change when the price of gas changes.

Mr. Self stated Circle K has entertained the idea of a digital message sign but has not pursued the idea further at this time. However Mr. Self stated if they did Circle K would come back before the Township to get approval and a permit for the sign. Chair Strogin informed Mr. Self that the Township recently passed regulations on digital message signs and told him that any copy could not change once a minute.

Mr. Erickson asked what color the LED lettering would be? Mr. Self stated red because that was the industry standard for gasoline prices. Diesel is green. Mr. Apana stated he believed the new digital sign regulations stated the colors could not be the same colors if within 100 ft. of a traffic signal. Chair Strogin stated the code per Section 603 D. 2. states, "Any illuminated business sign (including those illuminated by neon or other gaseous type tubes, or by incandescent lamps) erected within one hundred (100) feet of an intersection where an illuminated device has been provided for the control of traffic shall not be duplicated in the electric light of such sign in any colors appearing in the traffic control signal." Mr. Overmyer stated he believed the intent of the code was that illuminated business signs were not to interfere with a traffic signal and that is clearly not the case with what Circle K is proposing. Mr. Apana suggested this be decided by the BZA. Mr. Erickson stated that it appears the proposed sign was 100 ft. away from the traffic signal at Fenn and Pearl Rd. The majority of the Commission agreed due to the fact that the sign would not flash or scroll and therefore would not cause confusion or interferes with the traffic signal.

Mr. Overmyer made a motion to approve the change of faceplate for Circle K located at 3809 Pearl Rd. with digital dollar amounts of gas not to scroll or flash as presented. It was seconded by Mrs. Szunyog.

ROLL CALL-Overmyer-yes, Szunyog-yes, Apana-abstain, Erickson-yes, Strogin-yes.

**Medina Farmers Market-4184 Pearl Rd.**

Mr. Hirschfelder represented Medina Farmers Market. The business would be a seasonal produce/flowers market to consist of 2800 sq. ft. of the existing building. The building is owned by Mr. William Sporck. Mr. Hirschfelder stated at the beginning of the season they would sell flowers and then as produce is available they would sell fresh fruit and vegetables. In the fall they would offer pumpkins and possibly in the winter they would sell Christmas trees during the holiday.

Mr. Overmyer asked if the items available would be from locally produced farms? Mr. Hirschfelder stated yes. Regarding signage, Mr. Hirschfelder stated he would be putting up signs in the windows. Chair Strogin stated no more than 20% of the windows can be covered with signage. No other signage was being requested at this time.

Mr. Overmyer made a motion to approve the use for Medina Farmer's Market to be located at 4184 Pearl Rd. as presented. It was seconded by Mr. Erickson.

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

**Applebee's-4115 Pearl Rd.**

Mr. Patrick Eulberg from Apple Ohio LLC represented Applebee's. Mr. Eulberg stated Applebee's was upgrading its exterior look of the restaurants. The Medina Applebee's was built in 1995/96. The style was a greenhouse roof, red building, stripped awnings and the apple logo. With the new imaging program the focus now is signage, colors and textures. He added that when somebody drives past an Applebee's the corporation wants them to notice these differences. In the past remodeling has always focused on the interior. That would also be done but now the exterior was the first focus of the reimaging program, which would be done for the entire Applebee's brand. One of the main elements of the program is the stone tower. Chair Strogin asked the height of the tower. Mr. Eulberg stated the height is 22' 2". There would be lights that would illuminate the tower. The second element is a canopy. The canopy would be the entranceway into the restaurant and would replace the awnings on the front of the building. The third element would be the change of lighting which would go from the existing gooseneck which has proven to be inefficient and not cost effective to a rectangular bar like structure to light the awnings.

Mr. Eulberg then discussed the proposed logos on the awnings. The awnings would be red and would require a variance. Regarding the verbiage on the building, currently the wording is Applebee's Neighborhood Grill and Bar but due to the design changes Applebee's name would be on the tower. Therefore there would be a need for a variance because there would be additional signage.

Chair Strogin stated the site plan application is for the addition of the canopy to the existing Applebee's restaurant located at 4115 Pearl Rd. to consist of 186-sq. ft. as presented. Mr. Eulberg stated this addition is to replace the awnings and to keep the customers dry when entering/exiting the restaurant.

Mr. Apana made a motion to approve the addition of a 186 sq. ft. for a canopy to be added to the front of Applebee's located at 4115 Pearl Rd. It was seconded by Mr. Overmyer.

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

Mr. Eulberg stated he was also before the Commission to request a 29.6 sq. ft. ground sign. As well as various wall signs i.e. a 30-ft. wall sign, replacing three awnings with new red awnings to include a shadow of an apple. Each sign is to be 18.5 sq. ft.

The Commission then reviewed the wall sign on the tower. Zoning Inspector Ridgely stated she spoke with the applicant and suggested they request the wall sign they want approved tonight and then discuss the two wall signs that would need to go before the BZA.

Mrs. Szunyog made a motion to approve the wall sign on the tower not to exceed 30-sq. ft. for Applebee's located at 4115 Pearl Rd. as presented. It was seconded by Mr. Erickson.

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

Mr. Eulberg stated he was also requesting a ground sign. They would just be putting a new faceplate on the sign. There was no change in size or location.

Mr. Overmyer made a motion to approve a ground sign for Applebee's located at 4115 Pearl Rd. to consist of 29.65 sq. ft. as presented. It was seconded by Mr. Apana.

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

The next request was for a 22.15 sq. ft. wall sign to consist of the wording Neighborhood Grille and Bar. ZI Ridgely stated the submission has changed because the words were originally to be on top of each other but now they will be spread out horizontally. This sign now measures 23.37 sq. ft.

Mr. Overmyer made a motion to deny a second wall sign for Applebee's proposed at 23.37 sq. ft. as it does not meet the regulations of the Medina Township Zoning Resolution that only permits one wall sign. It was seconded by Mr. Apana.

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

Mr. Eulberg stated he was also requesting 3 logos (shadow of an apple) on the new proposed awnings. Chair Strogin stated logos were considered signage and therefore the request would have to be denied.

Mr. Erickson made a motion to deny the 3 logo signs (shadow of an apple) on the new proposed awnings for Applebee's located at 4115 Pearl Rd. as presented as it does not meet the regulations of the Medina Township Zoning Resolution. It was seconded by Mr. Apana.

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

Lastly Mr. Eulberg stated he was requesting two wall signs that say "Welcome Back" to be placed on each entry door. Each sign consists of 2.85 sq. ft.

Mrs. Szunyog made a motion to deny the two wall signs (2.85 sq. ft. each) for Applebee's located at 4115 Pearl Rd. over the front and side doors because it does not conform to the Medina Township Zoning Resolution. It was seconded by Mr. Overmyer.

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

**MISC.**

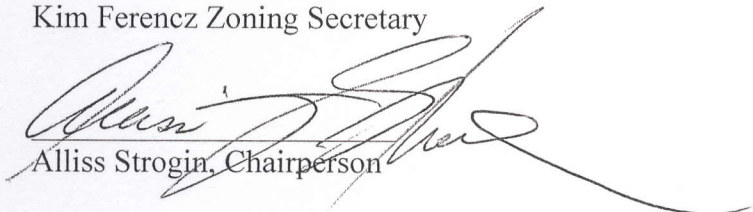
Chair Strogin stated several members went to the workshop on Ohio Zoning Law and Agriculture held on June 25, 2010.

Chair Strogin stated a month ago the Commission approved a gazebo to be built at Caro's Party Center. The applicant came in and wanted to change the size of the gazebo. Chair Strogin stated because the change was inconsequential and the location of the party center was way further than 100 ft. from any sideline, she signed the site plan for approval of the gazebo.

Having no further business before the Commission the meeting was officially adjourned at 8:48 p.m.

Respectfully Submitted,

Kim Ferencz Zoning Secretary

  
Alliss Strogin, Chairperson