

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/REGULAR MEETING
MARCH 21, 2017**

Acting Chairperson Alliss Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Overmyer, Traynor and Strogin were in attendance. Permanent members Borrer and Apana were absent. Alternate members Johnson and Marco Sr. sat in for a full Board.

ORGANIZATIONAL MEETING

Election of Officers

Secretary Ferencz called for nominations for Chairperson.

Mr. Traynor made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2017. It was second by Mr. Overmyer. The nominations were closed.

ROLL CALL- Traynor-yes, Overmyer-yes, Marco Sr.-yes, Johnson-yes, Strogin-yes.

The meeting was turned over to Chair Strogin. Chair Strogin then called for nominations for Vice Chairperson.

Mr. Traynor made a motion to nominate Mr. Overmyer as Vice Chairperson of the Zoning Commission for the calendar year 2017. It was second by Mr. Johnson. The nominations were closed.

ROLL CALL- Traynor-yes, Johnson-yes, Marco Sr.-yes, Overmyer-yes, Strogin-yes.

Set hearing dates/Confirm hearing posting

The Commission stated they would continue to meet on the 3rd Tuesday of the month at 7:00. Posting of the meeting would be placed on the Town Hall marquee, website and The Gazette accordingly.

The organizational meeting was closed at 7:06 p.m.

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:07 p.m. Permanent Board members Overmyer, Traynor, and Strogin were in attendance. Permanent Board members Apana and Borrer were absent. Alternate Commission members Johnson & Marco Sr. sat in for a full Board.

The minutes from the Commission's December 20, 2016 meeting were approved as written.

For the Commission's information, Chair Strogin stated that the Weymouth Community Church application for expansion has been withdrawn. If Church Rd. was vacated, no variances would be needed but without the vacation numerous variances would be required. Trustee Ostmann stated that Mr. Wilson, engineer for Weymouth Community Church, wants the Township Trustees to support the vacating of Church Rd. The County Commissioners however, want the Church to pursue variance requests. The Commissioners feel the Church needs to exhaust all legal remedies before any other action would possible be taken regarding the vacating of Church Rd. Chair Strogin stated if that is the case, the Weymouth Community Church would have to come back before the Commission and be turned down, and the list of the variances would have to be spelled out before the Board of Zoning Appeals. Chair Ostmann stated that was correct, and he would get in touch with Mr. Wilson regarding this matter.

Chair Strogin stated for the record, that the Zoning Commission was a recommending board only, and that all site plans before the Commission this evening would need to obtain final approval from the Board of Trustees. The next meeting of the Trustees will take place on April 10, 2017 at 4:00 p.m.

The Insurance Centre Agency-3848 Medina Rd.

Ms. Donna Milligan from The Insurance Centre Agency was present. She stated they were moving into the Russell Realty Building.

Mr. Traynor made a motion to approve the change of use for The Insurance Centre Agency located at 3848 Medina Rd. as presented. It was seconded by Mr. Overmyer. ROLL CALL-Traynor-yes, Overmyer-yes, Johnson-yes, Marco Sr.-yes, Strogin-yes.

Ms. Milligan stated she was also present before the Commission to request signage. The first request was for a 24.7 sq. ft. wall sign. The linear frontage of the building is 29 ft. Chair Strogin asked if this sign was already up. Ms. Milligan stated yes. Chair Strogin stated the fees would be doubled as a permit is required before a sign can be erected.

Mr. Marco Sr. made a motion to approve a wall sign for The Insurance Centre Agency located at 3848 Medina Rd. not to exceed 24.7 sq. ft. as presented. It was seconded by Mr. Johnson.

ROLL CALL-Marco Sr.-yes, Johnson-yes, Overmyer-yes, Traynor-yes, Strogin-yes.

Ms. Milligan stated the second request was for a tenant panel on the existing identification sign. She added this sign was also already erected.

Mr. Overmyer made a motion to approve a tenant panel to be placed on the existing identification sign for The Insurance Centre Agency not to exceed 6.75 sq. ft. as

presented. It was noted that permit fees would be doubled as the sign was erected prior to obtaining a permit. It was seconded by Mr. Johnson.

ROLL CALL-Overmyer-yes, Johnson-yes, Marco Sr.-yes, Traynor-yes, Strogina-yes.

Home Health Medical Management-4075 North Jefferson St Unit A.

Mr. Brian Feeley from Fischer & Associates Architects, Inc. was present to represent Home Health Medical Management. He stated that this a home based medical service. The clinicians receive their assignments online and then go ^{to} a residents' house to perform services. This will be the corporate office and will only house paper work and computer records.

Mr. Johnson made a motion to approve the change of use for Home Health Medical Management to be located at 4075 North Jefferson St. Unit A as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Johnson-yes, Overmyer-yes, Marco Sr.-yes, Traynor-yes, Strogina-yes.

Seventh Day Adventist Church-3866 Medina Rd.

Mr. Chester Hitchcock from Seventh Day Adventist Church could not be present this evening so Mr. Richard Germ represented the Church. He stated they were proposing to build a garage to house lawn equipment and possibly a truck to do their own snowplowing.

Mr. Overmyer made a motion to approve the new construction of a garage for Seventh Day Adventist Church located at 3866 Medina Rd. not to exceed 676 sq. ft. as presented. It was seconded by Mr. Traynor.

ROLL CALL-Overmyer-yes, Traynor-yes, Marco Sr.-yes, Johnson-yes, Strogina-yes.

United Baptist Church-2920 Pearl Rd.

Mr. Andrew Sheuchenko and Vladimir Owden represented United Baptist Church. They stated they were before the Commission to request a new ground sign. He added they wanted to replace the old ground sign with a new ground sign. There would be landscaping around the base of the sign. Chair Strogina stated the sign needs to be a minimum of 10 ft. from the road right of way.

Mr. Traynor made a motion to approve a ground sign for United Baptist Church located at 2920 Pearl Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Richard Marco Sr.

ROLL CALL-Traynor-yes, Marco Sr.-yes, Overmyer-yes, Johnson-yes, Strogina-yes.

Weymouth Crossings Subdivision

Mr. Keith Mitchell and Mr. Nate Gehring from Ryan Homes were present to represent Weymouth Crossings.

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Mr. Mitchell stated the first order of business was a revision to the subdivision plan. Weymouth Crossing LLC has purchased the Fulling property located at 4262 Weymouth Rd. (3.64 acres). The intent is to place a portion of the property (1.84 acres) in the Weymouth Crossing subdivision and create 2 outlots on Weymouth Rd. with the balances. The changes are:

	<u>Was</u>	<u>Now</u>
Site	50.98 acres	52.02 acres
Open Space	18.71 acres	19.57 acres
Lots	70	72

The reason for the revision is because we will be widening Rt. 3 as part of the Phase 2 improvements and this widening will be right in front of the Fulling residence which was already very close to the street. The Fullings will be living in the house until June/July 2017. We then are going to take the north portion of the Fulling property and add it to the subdivision. With the remaining land, we are proposing to do a lot split to create 2 outlots on Weymouth Rd. The lots would be sewerred and meet zoning.

Mr. Mitchell stated the second agenda item before the Commission is for a lot split and shared access for approval. By adding the north area of the Fuller property into the subdivision we were able to move the retention basin to the south. By doing that we added another lot on Amber Glenn and a corner lot on Crimson Harvest Lane.

Mr. Mitchell stated that as part of the proposed lot split, we are granting an easement to Mr. Tkacz's property (he is the gentleman who bought the other Fulling house). Chair Strogin stated she thought Weymouth Crossing LLC was giving him the land. Mr. Mitchell stated at the present time no.

Mr. Mitchell and Mr. Gehring stated they were also before the Commission this evening to receive approval for a lot split for Weymouth Crossings. Mr. Mitchell stated what they would like to do is a lot split on Weymouth Rd. i.e. parcel A and parcel B, and create an easement down the middle of it and through the HOA property to Mr. Tkacz house. Mr. Tkacz already has a recorded easement through this property to get to his house. Mr. Tkacz is very much in favor of this proposal. Mr. Mitchell continued that 4272 Weymouth currently has a drive easement across 4262 Weymouth Rd. where both lots share the curb cut on Weymouth and a large portion of the driveway. Our intent is to terminate the existing easement and create a new 20' easement that will straighten out the access drive and provide access for all 3 homes.

The attached Termination of Right of Way and Declaration of Common Area Access and Utility Easement is a draft of what we would propose to accommodate the shared access. All three parties would share in the maintenance of the first 125' of the driveway. The portion of the driveway beyond the 125' would be maintained by the rear property. There

is a draft copy of the easement as part of your packets (though it may be slightly amended) that was signed by the developer and Mr. Tkacz to show a good faith effort to move forward accordingly.

Chair Strogin asked what the driveway would be made of. Mr. Mitchell stated it would be asphalt or gravel back to 125 ft. and then we would be working with Mr. Tkacz to see what he wants to do. It could be gravel or asphalt. Mr. Tkacz is happy that he is going to get a straight driveway back to all the barns on the property.

Mr. Marco Sr. stated he did not like the idea of three people using the same driveway. Mr. Mitchell stated he went to ODOT requesting 3 curb cuts and were denied due to their minimum requirement of 360' for driveway separation. One access point is all that will be allowed.

Chair Strogin stated it would be up to the BZA to determine whether a variance will be granted for a shared driveway. There was then discussion about some options regarding the two out lots and the Tkacz property in order to not have a shared driveway but just a shared curb cut? Mr. Tkacz would be given a small portion of property and the two outlots could be narrowed up 5-7 ½ ft. each. The result was that Mr. Tkacz would get a 20 ft. wide piece of property coming out. Once past the road right of way with a shared curb cut; each of those lots cuts off into their own driveway. Chair Strogin asked if Mr. Mitchell has applied to the BZA. Mr. Mitchell stated he was waiting to be denied by the Zoning Commission first.

Mr. Richard Marco Sr. made a motion to approve the revised site plan for Weymouth Crossings Subdivision as presented. It was seconded by Mr. Traynor.
ROLL CALL-Marco Sr.-yes, Traynor=yes, Johnson=yes, Overmyer=yes, Strogin=yes.

Mr. Richard Marco Sr. made a motion to deny the lot split for Weymouth Crossings (4267 Weymouth Rd.) due to the fact it has no access onto St. Rt. 3 and is proposing a shared driveway which is not permitted per the Medina Township Zoning Resolution. It was seconded by Mr. Overmyer.
ROLL CALL-Marco Sr.-yes, Overmyer=yes, Johnson=yes. Traynor=yes, Strogin=yes.

One Day Doors & Closets-3725 Medina Rd. #114-site/signage

No one was present to represent One Day Doors & Closets.

Mr. Overmyer made a motion to table the use & signage requests for One Day Doors & Closets to be located at 3725 Medina Rd. #114 as presented. It was seconded by Mr. Traynor.
ROLL CALL-Overmyer, Traynor=yes, Johnson=yes, Marco Sr.-yes, Strogin=yes.

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Having no further business before the Board, the meeting was officially adjourned at 8:11 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

A handwritten signature in blue ink, appearing to read "Alliss Strogin", with a vertical exclamation point to its right. The signature is written over a horizontal line.

Alliss Strogin Chairperson