

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
MAY 16, 2017**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Overmyer, Traynor, Apana, Borrer and Strogin were in attendance. Alternate Commission members Johnson & Marco Sr. were also present.

The minutes from the Commission's April 18, 2017 meeting were approved as written. Chairman Strogin stated the Commission was a recommending board only. The Trustees would have final approval on all site plan/signage requests. Their next meeting will be June 1, 2017 at 7:00 p.m.

**Multi-Tenant Building-4184 Pearl Rd.**

Mr. Jacob Malestin from Stonefield Engineering stated he was present to represent the owner 4184 Pearl Road Retail Management, LLC. The entire site consists of 14.6 acres but the applicant is just looking to develop 1.3 acres at this time. On site there is a wet pond, a 15,000 sq. ft. metal building and an existing 1-story house. There is also an existing cross access easement running through the Verizon store which is right next to this property. The applicant is proposing an 8,320 sq. ft. multi-tenant building which will consist of 2,400 sq. ft. of retail, a 2400 sq. ft. restaurant and a 3,520 sq. ft. dental office. Mr. Malestin stated the tenants would be handling their own signage requests. Chair Strogin responded that as each tenant gets ready to occupy space in the building they need to have their use and signage approved before they begin operation.

Mr. Malestin stated there are 60 parking spaces allotted and 60 are required by the code. He added there is a 10 ft. buffer between the parking spaces and the building. There is a 5 ft. landscaping strip between the sidewalk and the building. Twenty-two trees and 91 shrubs will be planted on site. There will be six LED lighting poles and 8 wall mounted LED lights. Mr. Malestin continued that ODOT has given preliminary approval for the full movement drive out to Pearl Rd. There is an existing access to the property and they would be extending it out to the west as well as further north and south. This will allow for the rest of the property to be developed and have access to Hillview Way. Mr. Malestin added they will also give the remaining site an access easement along the north side of the property to Pearl Rd.

Chair Strogin stated the intent is to connect the private road off Grande Blvd. where Bob Evans and Lube Stop are located to this development and this is another piece to making that happen.

Mr. Malestin stated a 32 sq. ft. sign 10 ft. in height is proposed to be located along Pearl Rd. The landscaping and lighting plan has been provided to the Commission as well.

Mr. Overmyer made a motion to approve the new construction of a multi-tenant building to be located at 4184 Pearl Rd. as presented. It was seconded by Mr. Borrer.  
ROLL CALL-Overmyer-yes, Borrer-yes, Traynor-yes, Apana-yes, Strogin-yes.

**Weymouth Community Church-3398 Old Weymouth Rd.**

Mr. Wilson from Rolling, Hocevar and Associates represented Weymouth Community Church. He stated that the Church wanted to build an addition however the two lots owned by Weymouth Community Church were separated by Church Rd. which is a township road. Mr. Wilson stated the proposed addition would consist of a 290 seat sanctuary and gathering area.

Chair Strogin stated this not the first time this item has been before the Commission. There have been numerous attempts to try to make this plan meet the zoning and not to request multiple variances.

Mr. Wilson responded that was correct. The first idea was to have Church Rd. vacated but that did not seem to go over well. The Church has been there 180 years. The plan was for a dedicated road in place as shown on the drawing. However the canopy on the building is only 10.1 ft. from the road right of way, the building itself is 13.3 ft. and the required setback is 100 ft.

Chair Strogin stated because the church is 180 years old, the old portion of the building is a pre-existing non-conforming use. The issue comes in with the proposed addition. She continued that the Church has a lot of land. Fourteen acres across the street was sold to the church for their expansion. The problem is that there is a road running through the two properties. The church expansion is supposed to be all on one piece of property; not cut up by a road.

Mr. Wilson stated there was also the problem with parking in the road right of way if the road is not vacated. The zoning code also states that parking cannot occupy any of the front or side yard.

Chair Strogin stated variances would need to be requested because the parking would not be 100 ft. from the road right way as well as that the parking needs to be located on the same parcel as the building. She continued that landscaping would also be required around/in the parking area and that is missing as well as the lighting plan. Mr. Wilson stated both those items will be addressed.

Mr. Wilson then asked if there was going to be anything that would preclude them from putting sidewalks right up against the back of the road as it will be in the road right of way. This is in order to move Church members across the road. Chair Strogin stated

sidewalks can be put in the road right of way...it might not be a popular thought but that is really why Church Rd. needs to be vacated. The Church is practically in the road. If Church Rd. was vacated these variances would not be required.

Mr. Wilson stated there are only two residences on the street with the Church. One resident is opposed to the vacating. The other was in favor. The road would still be dedicated in front of the individual who did not want the vacation of the road in front of her home. Mr. Wilson stated he also worked out with the Trustees an easement for fire/emergency access as well as snow removal if the road was vacated.

Chair Strogin asked where Mr. Wilson was in the vacation process? Mr. Wilson responded he was very close. The Trustees recommended to the Commissioners that they approve the vacation but the Commissioners wanted the administrative process to continue with the Zoning Commission and the Board of Zoning Appeals. Mr. Wilson stated if the variances are not granted, he did not know what the next step would be.

Mr. Overmyer made a motion to deny the proposed addition for Weymouth Community Church located at 3398 Old Weymouth Rd. as presented due to the following:

1. Front Yard setback from Church Rd. needs to be 100 ft. from road right of way (Section 401.3 D)
2. Parking needs to be on same parcel as building. (Section 504 A)
3. Parking needs to be 100 ft. from road right of way (504 B)
4. Landscaping plan is missing
5. Lighting plan is missing.
6. Dumpster needs to be enclosed and shown on the plan.

It was seconded by Mr. Borrer.

ROLL CALL-Overmyer-yes, Borrer-yes, Apana-yes, Traynor-yes, Strogin-yes.

Chair Strogin stated if the variances are granted Mr. Wilson will be required to come back before the Zoning Commission for site plan approval.

**Fresnius Kidney Care-3995 Medina Rd.**

Mr. James Briola from Northcoast Sign and Lighting was not present to represent Fresnius Kidney Care signage request.

Mr. Borrer made a motion to table the wall sign request for Fresnius located at 3995 Medina Rd. due to lack of representation. It was seconded by Mr. Johnson.

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

**Asian Sun Martial Arts-3729 Stonegate Dr.**

Mr. Thomas Yankovich from Ellet Sign Co. was present to represent Asian Sun Martial Arts. He stated the request was for a change of use. Asian Sun Martial Arts would be locating in the formers Curves location.

Mr. Apana made a motion to approve the change of use for Asian Sun Martial Arts to be located at 3729 Stonegate Dr. as presented. It was seconded by Mr. Traynor.  
ROLL CALL-Apana-yes, Traynor-yes, Overmyer-yes, Borrer-yes, Strogin-yes.

The second request was for signage. Mr. Yankovich stated Asian Sun Martial Arts was requesting a 36.6 sq. ft. wall sign.

Mr. Overmyer made a motion to approve a wall sign for Asian Sun Martial Arts located at 3729 Stonegate Dr. not to exceed 36.6 sq. ft. It was seconded by Mr. Traynor.  
ROLL CALL-Overmyer-yes, Traynor-yes, Borrer-yes, Apana-yes, Strogin-yes.

The third request was for a replacement face on the existing identification sign. It will consist of 7.64 sq. ft.

Mr. Traynor made a motion to approve a replacement face on the existing identification sign for Asian Sun Martial Arts located at 3729 Stonegate Dr. not to exceed 7.64 sq. ft. as presented. It was seconded by Mr. Apana.  
ROLL CALL-Traynor-yes, Apana-yes, Overmyer-yes, Borrer-yes, Strogin-yes.

**Pinehurst Villas-4035 Irvine Oval**

Ms. Jackie Ziegman from Pinehurst Villas represented the signage request. She stated they wanted to erect a new subdivision sign because the existing sign was deteriorating. The sign would be placed at the corner of Pinehurst and Irvine Oval.

Mr. Apana made a motion to approve a subdivision sign for Pinehurst Villas located at 4035 Irvine Oval not to exceed 24 sq. ft. as presented. It was seconded by Mr. Traynor.  
ROLL CALL-Apana-yes, Traynor-yes, Borrer-yes, Overmyer-yes, Strogin-yes.

**Cosmo Prof—3733 Stonegate Dr.**

Mr. Kelley Ross from Adams Signs was present to represent the change of use and signage requests for Cosmo Prof. This business offers cosmetic products to licensed beauty specialists only.

Mr. Borrer made a motion to approve the change of use for Cosmo Prof to be located at 3733 Stonegate Dr. as presented. It was seconded by Mr. Traynor.  
ROLL CALL-Borrer-yes, Traynor-yes, Overmyer-yes, Apana-yes, Strogin-yes.

Mr. Ross stated he was present to represent a request for a wall sign for Cosmo Prof for 20.44 sq. ft.

Mr. Overmyer made a motion to approve a wall sign for Cosmo Prof located at 3733 Stonegate Dr. not to exceed 20.44 sq. ft. as presented. It was seconded by Mr. Traynor.  
ROLL CALL-Overmyer-yes, Traynor-yes, Borrer-yes, Apana-yes, Strogin-yes.

**Whole Body Health-4483 Weymouth Rd.**

A letter was received from Mr. Sean O'Farrelly from Precision Interiors asking that the addition to Whole Body Health be tabled until a corrected site plan was submitted.

Mr. Borrer made a motion to table the site plan request for Whole Body Health located at 4483 Weymouth Rd. as requested. It was seconded by Mr. Overmyer.

ROLL CALL-Borrer-yes, Overmyer-yes, Apana-yes, Traynor-yes, Strogin-yes.

Having no further business, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

A handwritten signature in black ink, appearing to read "Alliss Strogin", written over a horizontal line.

Alliss Strogin Chairperson