

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JUNE 20, 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, Apana, Borrer and Strogin were in attendance. Mr. Traynor was absent. Alternate Commission member Marco Sr. sat in for a full board. Mr. Johnson was also present.

The minutes from the Commission's May 16, 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 29, 2017 at 7:00 p.m.

TABLED ITEMS

Fresenius Kidney Care-3995 Medina Rd.

Mr. James Briola from Northcoast Sign and Lighting was present to represent Fresenius Kidney Care signage request. Mr. Briola stated the 12.66 sq. ft. sign would be placed on the portico of the building.

Chair Strogin stated there were variances granted for signage for this building. The signs were to be placed on the porticos and not to exceed 13 sq. ft. each.

Mr. Borrer made a motion to approve a sign to be placed on the portico of the building for Fresenius located at 3995 Medina Rd. not to exceed 12.66 sq. ft. as presented. It was seconded by Mr. Johnson.

ROLL CALL-Marco Sr.-yes, Johnson-yes, Overmyer-yes, Traynor-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. To date no new site plan has been received.

Mr. Marco Sr. 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-Marco Sr.-yes, Overmyer-yes, Apana-yes, Borrer-yes, Strogin-yes.

SITE PLANS

Medina Glass-3643 Pearl Rd.

Mr. Joe Moore from AODK Inc. represented Medina Glass. Mr. Moore stated Medina Glass wanted to put on a 4,800 sq. ft. addition for warehouse expansion. He added they

would also add a curb cut and drive in the rear. Chair Strogin asked if Medina Glass had received approval for a 2nd curb cut? Mr. Moore stated he did not know. Chair Strogin stated that ODOT has been very stringent about the granting of curb cuts on Rt. 42 which is a State road. She added that it would be noted that the 2nd driveway would be subject to ODOT approval. Mr. Moore stated Medina Glass purchased the adjoining lot and they have been combined. Chair Strogin stated the Township had no problem with the second drive but the ultimate decision is ODOT's.

Ms. Huffman asked about the high tension wires in that area. Mr. Borrer responded the high tension wires are south of the proposed addition.

Zoning Inspector Ridgely stated Fire Chief Crumley had no objections to the proposed addition for Medina Glass.

Mr. Borrer made a motion to approve an addition not to exceed 4,800 sq. ft. for Medina Glass located at 3643 Pearl Rd. as presented. It was seconded by Mr. Apana. It was so noted that the 2nd driveway is subject to ODOT approval.

ROLL CALL-Borrer-yes, Apana-yes, Overmyer-yes, Marco Sr.-yes, Strogin-yes.

ZI Ridgely asked about the front setback requirement as the existing building was only 83 ft. from the road right of way and it needed to be 100 ft. Chair Strogin stated the addition was not coming closer to the road, the addition was going to the side of the existing building. She concluded the building is a pre-existing, non-conforming use, so there is no issue from a zoning standpoint.

All State-3812 Pearl Rd.

Ms. Linda Nichols from LAAD Sign and Lighting was present to represent All State. She stated she was before the Commission this evening to request signage for All State. This is for the rebranding of All State locations nationwide. The first request was for a re-facing of the existing wall sign to reflect the agents name and the All State brand. The sign is 20 sq. ft. The business has 20 ft. of linear frontage.

Mr. Apana made a motion to approve the re-facing of the existing wall sign for All State located at 3812 Pearl Rd. not to exceed 20 sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Apana-yes, Overmyer-yes, Borrer-yes, Marco Sr.-yes, Strogin-yes.

The second request was for the additional wall sign (cabinet). Ms. Nichols stated this sign would be illuminated with LED lighting. It would be 1 ft. larger than the existing wall sign but the graphics would be removed to make up for the sign cabinet.

It was so noted this sign did not exceed the total square footage of signage allowed for this business.

Mr. Marco Sr. made a motion to approve the second wall sign facing south on the building for All State located at 3812 Pearl Rd. not to exceed 16.37 sq. ft. It was seconded by Mr. Overmyer.

ROLL CALL-Marco Sr.-yes, Overmyer-yes, Borrer-yes, Apana-yes, Strogin-yes.

The third request was for a directional sign to consist of 0.62 sq. ft. Ms. Nichols stated this was an even swap out i.e. changing existing directional to reflect a new sign the same size.

Mr. Apana made a motion to approve a directional sign for All State located at 3812 Pearl Rd. not to exceed 0.62 sq. ft. as presented. It was seconded by Mr. Overmyer.

Ms. Nichols stated the last request was for re-facing of the tenant panel on the existing identification sign to reflect the rebranding. The sign would be 8.62 sq. ft.

Mr. Overmyer made a motion to approve a tenant panel to be placed on the existing identification sign for All State located at 3812 Pearl Rd. not to exceed 8.62 sq. ft. as presented. It was seconded by Mr. Borrer.

ROLL CALL-Overmyer-yes, Borrer-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

MISC. BUSINESS

Chair Strogin stated last month the Commission approved the site plan for a multi-tenant building to be constructed at 4194 Pearl Rd. In an effort to be consistent; she asked the engineer to provide 5 copies of a one page site plan sheet that showed the proposed building layout, landscaping, lighting, etc. so it would be easier to follow from a buildout standpoint once construction commences. Therefore, Chair Strogin stated she would entertain a motion to accept the one-page site plan for the record.

Mr. Borrer made a motion to approve the 1-page site plan for the proposed multi-tenant building to be located at 4184 Pearl Rd. as submitted. It was seconded by Mr. Overmyer. ROLL CALL-Borrer-yes, Overmyer-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Chair Strogin stated the second order of business is in response to the inflatable on the top of Bill Doraty KIA and the need for an immediate cease and desist order to be issued by the Zoning Inspector; Chair Strogin asked the Township's legal counsel to draft wording to Appendix III.

- A. Correction Period which currently states that a violation shall be corrected within a period of 30 days after the written order is issued..."

Mr. Thorne responded in a letter dated May 26, 2017, that the zoning inspector can be given authority to shorten the compliance period simply by amending the first sentence in

A to provide: "or for a shorter or longer period of time as indicated by the zoning inspector based on the nature of the violation."

After much discussion as to whether a specific time frame needed to be stated, the Commission drafted the following wording.

Appendix III-Enforcement of Regulations

- A. Correction Period. After a written order is issued, all violations shall be corrected within the period of time as specified by the Zoning Inspector based on the nature of the violation. Any violations not corrected within the specified time period shall be reported to the County Prosecutor who shall initiate prosecution procedures.

Section B and C. to remain as written.

Chair Strogin asked that a public hearing be set for the Commission's July meeting.

Mr. Overmyer made a motion to set a public hearing on the proposed zoning text amendment to Appendix III Enforcement of Regulations. A. Correction Period. Appendix III-Enforcement of Regulations for July 18, 2017 at 7:00 p.m. and forward the draft to the CPC for consideration their August monthly meeting. It was seconded by Mr. Marco Sr.

- A. Correction Period. After a written order is issued, all violations shall be corrected within the period of time as specified by the Zoning Inspector based on the nature of the violation. Any violations not corrected within the specified time period shall be reported to the County Prosecutor who shall initiate prosecution procedures.

Section B and C. to remain as written.

ROLL CALL-Overmyer-yes, Marco Sr.-yes, Apana-yes, Borrer-yes, Strogin-yes.

Chair Strogin stated due to the time constraints set by the ORC and the monthly meeting date of the Department of Planning Services (DPS), the Commission will open up the hearing at their July meeting but will continue the hearing until a formal response is received from the Department of Planning Services.

Having no further business, the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson