

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
PUBLIC HEARING/REGULAR MEETING
JULY 18, 2017**

Chairperson Alliss Strogin called the public hearing of the Medina Township Board of Zoning Commissioners to order at 7:03 p.m. Permanent Board members Overmyer, Apana, Borrer, Traynor and Strogin were in attendance. Mr. Marco Sr. was absent. Alternate Commission member Johnson was also present.

Chair Strogin stated at the last Zoning Commission meeting, a motion was made to set a public hearing on July 18, 2017 for consideration of the following proposed text amendment:

Appendix III-Enforcement of Regulations

- A. Correction Period. All violations shall be corrected within a period of 30 days after the written order is issued, except as specified elsewhere in the Resolution or for a longer period of time as indicated by the Zoning Inspector. Any violations not corrected within a specified time period shall be reported to the County Prosecutor who shall initiate prosecution procedures.

The proposed new wording to read:

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 stated this proposed amendment was in response to an incident that did not allow the Zoning Inspector to act immediately due to the current language of the code. She added that this proposed amendment was sent to the CPC for review per the requirements of the Ohio Revised Code. A letter was received by the CPC that they would review the proposed amendment at their August 2, 2017 monthly meeting.

Chair Strogin concluded that due to the time constraints of ORC, and the requirements of having to receive the recommendation by the CPC, the Commission would need to continue this hearing until next month.

Mr. Traynor made a motion to continue the public hearing to consider a text amendment to Appendix II until August 15, 2017 @7:00 pending receiving a recommendation from County Planning Services. It was seconded by Mr. Overmyer.
ROLL CALL-Traynor-yes, Overmyer-yes, Apana-yes, Borrer-yes, Strogin-yes.

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:08 p.m. Permanent Board members Overmyer, Apana, Borrer, Traynor and Strogin were in attendance. Mr. Marco Sr. was absent. Alternate Commission member Johnson was also present.

The minutes from the Commission's June 20, 2017 meeting were approved with minor corrections. 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 27, 2017 at 7:00 p.m.

SITE PLANS

Whole Body Health-4483 Weymouth Rd.

Mr. Sean O'Farrelly from Precision Interiors represented Whole Body Health. He stated that the plan for the addition to Whole Body Health was approved previously by the Zoning Commission. He continued that unfortunately on the Granger Rd. side (north end of the property) heading toward the bike shop, there is a right of way that runs along the road. On the addition plan, it showed the right of way splitting off. Mr. O'Farrelly added he found out that was not the right of way it was the property line so the setback was different. The setback ended up being in the middle of the building. Therefore, the project was put on hold barring a variance which they have applied for and would be on the BZA agenda tomorrow evening.

Mr. O'Farrelly continued ^{there} ~~they~~ was already a 16 ft. setback variance granted for the right of way, but this new variance request will be from the property line. Chair Strogin asked, when the first variance was granted the addition was made larger is that correct? Mr. O'Farrelly answered yes, after we saw the setback actually cut through the building.

Mr. O'Farrelly continued they moved the northwest wall to come off the corner of the building instead of coming out 8 ft. and then going diagonally. It is a better use of the area and does not affect the foliage the business wants to keep and as allows the addition to be 31 ft. wide instead of 24 ft. and 44 ft. long if the variance is granted.

Chair Strogin stated that the Zoning Commission could not approve the site plan as it did not meet the side yard setback. She asked Mr. O'Farrelly how off the building was? Mr. O'Farrelly stated approximately 10'6".

Mr. Apana made a motion to deny the site plan request for Whole Body Health located at 4483 Weymouth Rd. for an addition as it does not meet the side yard setback requirement by of Section 404.3 D.1 (a) 1 of the Medina Township Zoning Resolution as requested. It was seconded by Mr. Overmyer.

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

Heart Song Yoga-4087 Medina Rd.

Ms. Kay Gaishauser from Den-Kay Limited (property owner) and Serra Sandlin and Vicki Kara Binus owners of the business represented Heart Song Yoga.

Ms. Gaishauser stated the intention is to open up a Yoga studio. The space would be expanded from the previous use. It would be a renovation of an existing space. There would be Yoga classrooms with different types of Yoga being offered as well as various workshops. The facility would be open 7 days a week but the hours would vary.

Mr. Overmyer made a motion to approve the change of use for Heart Song Yoga to be located at 4087 Medina Rd as presented. It was seconded by Mr. Apana. It was so noted that no signage was being requested at this time.

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

Panera Bread-4065 Pearl Rd.

A letter was received from Kim Phillips of Phillips/Sikanick Architects. This firm was representing Panera Bread's proposed building alteration and drive thru. The letter asked that this submittal be tabled until further notice.

Mr. Borrer made a motion to table the site plan for Panera Bread for a building alteration and drive thru addition for Panera Bread located at 4065 Pearl Rd. until further notice. As requested. It was seconded by Mr. Overmyer.

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

MISC. BUSINESS

Chair Strogin stated Forest Ridge at Lake Medina Reserve had to make one of the lots in the subdivision larger. The revision will create a subplot 6A. She concluded that the CPC signed off on approval as an unsubstantial change.

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Mr. Overmyer made a motion to approve the unsubstantial change to Forest Ridge at Lake Medina Reserve replat creating subplot 6A. by 6 ft. as presented. It was seconded by Mr. Borrer.

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

Having no further business, the meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson