

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
SEPTEMBER 19, 2017**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Permanent Board members Overmyer, Apana, Borrer, and Strogin were in attendance. Permanent Board member Traynor was absent. Alternate member Mr. Marco Sr. sat in for a full Board Alternate Commission member Johnson was also present.

The minutes from the Commission's August 15, 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 October 5, 2017 at 7:00 p.m.

TABLED SITE PLANS

Multi-Tenant Building-4184 Pearl Rd.

Mr. Chris McFarlon from Detroit Architectural Group was present to represent the signage request for the multi-tenant building to be located at 4184 Pearl Rd. He stated he was present this evening to request a 4 panel ground sign for the tenants of the building. Currently there are two tenants i.e. T-Mobile, Five Guys. The remaining 3,500 sq. ft. would probably be split between two future tenants hence the request for a 4 panel ground sign.

Mr. Borrer made a motion to approve a ground sign for the Multi-Tenant Building located at 4184 Pearl Rd. not to exceed 30 sq. ft. as presented. It was seconded by Mr. Overmyer-yes.

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

Panera Bread-4065 Pearl Rd.

This site plan request was tabled per the applicant's written request in July 2017. Mr. Kim Phillips of Phillips/Sikanick Architects was present this evening to represent Panera Bread's proposed parking lot modification for the addition of a drive thru. It would consist of an addition of 60 sq. ft. to the side of the building. This would result in a reduction of 24 parking spaces from the overall existing 175 parking spaces for the entire shopping complex. After the reconfiguration there would be 151 parking spaces. Zoning Inspector Ridgely stated the amount of parking spaces was still within the parking requirements for the complex.

Mr. Phillips continued that a significant amount of asphalt would be removed for the proposed drive thru resulting in more green space to the south and west of the building. He added they believe the existing traffic pattern within the parking area is adequate for

the addition of a drive thru. Mr. Phillips stated they would also be extending the exterior patio and enhance that whole area of the building.

Mr. Borrer stated he has never gone in the front door of Panera he always entered from the south side of the building, and felt this was a safety concern as it seems most of the patrons enter/exit that door. Mr. Phillips stated he understood Mr. Borrer's concern but unfortunately drive-thrus today often have people walking across a path of traffic.

Chair Strogin stated the drive thru does meet the code, but she too was concerned about people having to walk across the drive-thru lane to access the restaurant.

Mr. Overmyer asked if there would be signs posted to designate pedestrian crossing. Mr. Phillips stated yes and they would also be incorporating a speed hump to protect the patrons entering/exiting the restaurant.

Mr. Borrer stated he was also unhappy that the private meeting room was going to be removed as he and his club have used it ever since the restaurant opened 20 years ago. He questioned if the original approval of the restaurant was based on having the meeting room. Mr. Phillips stated no it was not. Chair Strogin concurred that the configuration of the interior of the building and seating was up to the owner of the restaurant. The Commission approves the number of parking spaces based on the number of seats.

Mr. Phillips stated it would be up to the manager if he wanted to keep the meeting room and it was his assumption that the reason for it being removed is that it was not used enough to keep it. Mr. Borrer interjected the meeting room was used quite often. Mr. Phillips stated that may be true, but today, restaurants see more demand for drive-thru especially for breakfast.

Chair Strogin stated she did not see a landscaping plan? Mr. Phillips stated he would submit the plan accordingly.

Mr. Overmyer made a motion to approve a drive thru for Panera Bread located at 4065 Pearl Rd. as presented. It was so noted that the pedestrian crossing in front of the drive thru be clearly marked for safety purposes. It was seconded by Mr. Marco Sr.
ROLL CALL-Overmyer-yes, Marco Sr.-yes, Borrer-no, Apana-yes, Strogin-yes.

SITE PLANS

Crystal Asia Spa-2747 Medina Rd.

Ms. Yan Chang represented Crystal Asia Spa. This business would be located in Plaza 71. She stated no signage was being requested. The name of the business, hours of operation and phone number would be on the glass door of the business.

Mr. Borrer made a motion to approve the change of use for Crystal Asia Spa to be located at 2747 Medina Rd. as presented. It was seconded by Mr. Overmyer.
ROLL CALL-Apana-yes, Overmyer-yes, Marco Sr.-yes, Borrer-yes, Strogin-yes.

Take 5 Oil Change-4215 Pearl Rd.

Mr. Matt Klimek from Signs Unlimited USA represented Take 5 Oil Change. He stated Lube Stop would now be known as Take 5 Oil Change. The owner is the same it would just be a name change. The signage requests were for a rebranding of the business to the new company name. The first request is for a 47.25 sq. wall sign on the side of the building facing Pearl Rd. The linear frontage of the building is 48.8 ft.

Mr. Apana made a motion to approve a wall sign for Take 5 Oil Change located at 4215 Pearl Rd. not to exceed 47.25 sq. ft. as presented. It was seconded by Mr. Overmyer.
ROLL CALL-Apana-yes, Overmyer-yes, Marco Sr.-yes, Borrer-yes, Strogin-yes.

The second request was for a second wall sign on the building facing Ledgewood Dr. as this is a corner lot and is permitted to have a second wall sign. The size of the wall sign would be 29.82 sq. ft. This side of the building has 30 linear feet of frontage.

Mr. Overmyer made a motion to a second wall sign (corner lot) for Take 5 Oil Change located at 4215 Pearl Rd not to exceed 29.82 sq. ft. as presented. It was seconded by Mr. Marco Sr.
ROLL CALL-Overmyer-yes, Marco Sr.-yes, Borrer-yes, Apana-yes, Marco Strogin-yes.

The last sign requested was for a ground sign. Mr. Klimek stated they would just be changing the face of the existing ground sign to reflect the new name of the business. This ground sign would be 32 sq. ft.

Mr. Overmyer made a motion to approve a ground sign for Take 5 Oil Change located at 4215 Pearl Rd. not to exceed 32 sq. ft. presented. It was seconded by Apana.
ROLL CALL-Overmyer-yes, Apana-yes, Marco Sr.-yes, Borrer-yes, Strogin-yes.

MISC. BUSINESS

Chair Strogin stated the Trustees held their public hearing September 11, 2017 on the proposed zoning text amendment to Appendix III A. Appendix III-Enforcement of Regulations. The Trustees made one correction as follows.

- 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 Legal Counsel who shall initiate prosecution procedures.

Section B and C. to remain as written.

The new wording would take effect October 11, 2017 barring any referendum being filed.

Chair Strogin stated the APA Zoning Workshop would be held on October 27, 2017 in Mayfield Village.

Having no further business, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson