

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

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 4:04 p.m. Permanent Board members, Apana, Overmyer, Borrer, and Strogin were in attendance. Alternate member Marco Sr. sat in for a full Board. Alternate member Johnson was also in attendance.

The minutes from the Commission's November 21, 2017 meeting were approved as amended. 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 December 28, 2017 at 7:00 p.m.

SITE PLANS

Circle K-3809 Pearl Rd.

Mr. Joel Frezel from Watkins Lighting represented the signage request for Circle K on Pearl Rd. He stated that he was present this evening to represent the rebranding of the Circle K station. This rebranding will consist of an existing ground sign that will have a panel change. Instead of just the K logo it will spell out Circle K. Mr. Frezel added there was also the existing K logo on the building that would be changed as well as on the canopy itself.

Chair Strogin stated the only sign that is physically changing is the sign on the building. The request is for a 40.63 sq. ft. wall sign. The linear frontage is 108.5 feet.

Mr. Johnson made a motion to approve the wall sign for Circle K located at 3809 Pearl Rd. not to exceed 40.63 sq. ft. as presented. It was seconded by Mr. Marco Sr. ROLL CALL-Overmyer-yes, Marco Sr.-yes, Borrer-yes, Apana-yes, Strogin-yes. It was so noted the other two signs mentioned this evening were just face plate changes.

Hampton Inn-3073 Eastpointe Dr.

Mr. Alex Gardner from Ellet Signs represented the signage requests for Hampton Inn. He stated that this is a refresh of the brand itself. Mr. Gardner stated the first request is for a new wall sign. Chair Strogin asked the size of the existing wall sign. Zoning Inspector Ridgely responded 79 sq. ft. The signage being requested is 127.8 sq. ft. and would be placed on the west elevation of the building.

Chair Strogin stated the Zoning Commission could not approve the request as the zoning code only permits one wall sign not to exceed 80 sq. ft.

Mr. Apana made a motion to deny the signage request for Hampton Inn located at 3073 Eastpointe Dr. for a 127.8 sq. ft. wall sign as it is not in compliance with Section 605 I.

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(1) of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Overmyer-yes.

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

Mr. Gardner stated the second request is for two wall signs to be placed on each of the canopies at either end of the building. They would say WELCOME and consist of 7.1 sq. ft. each for a total of 14.2 sq. ft.

Chair Strogin stated the code previously mentioned only permits one wall sign. However the Township does allow for directional signs not to exceed 4 sq. ft. Therefore if Mr. Gardner had the authority to reduce the size of the requested signs on the canopy to 4 sq. ft. the Commission could approve them this evening. Mr. Gardner stated he did not have the authority to make that decision. Chair Strogin stated then the Commission would need to deny the signage request as presented.

ZI Ridgley stated a variance request application has already been submitted to the Board of Zoning Appeals. The hearing will be held January 17, 2018 for the signage that has just been denied.

Mr. Overmyer made a motion to deny the signage request for Hampton Inn located at 3073 Eastpointe Dr. for the two signs on the canopy as it is not in compliance with Section 605 I.(1) of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Marco Sr.

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

Mr. Gardener stated his last request was for a re-facing of the existing high-rise sign. There would be no change in size or height.

Mr. Apana made a motion to approve the re-facing of the existing high-rise sign for Hampton Inn located at 3073 Eastpointe Dr. not to exceed 155.65 sq. ft. as presented. It was seconded by Mr. Borrer.

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

Five Guys-4184 Pearl Rd.

Mr. Jeff Mauder from 620 Construction represented Five Guys. He stated that the restaurant would occupy 2,400 sq. ft. The design calls for 52 seats in the restaurant but Five Guys does their own buildout. The proposed restaurant should be open sometime in early-late spring.

Chair Strogin stated this building is currently under construction and is starting to be subdivided into individual businesses.

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Mr. Overmyer made a motion to approve the site plan for Five Guys to be located at 4184 Pearl Rd. as presented. It was seconded by Mr. Marco Sr.

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

T-Mobile-4184 Pearl Rd.

Mr. Jeff Mauder from 620 Construction represented T-Mobile. He stated that this is a tenant that would be going into the building Chair Strogin just mentioned. They too would be occupying 2400 sq. ft.

Mr. Overmyer made a motion to approve the change of use for T-Mobile to be located at 4184 Pearl Rd. as presented. It was seconded by Mr. Apana-yes.

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

Residential Mortgage Services- 4992 Foote Rd. Suite #200

Mr. Kurt Rosenwald was present as a representative from and for Residential Mortgage Services. This tenant would be locating in the Hoffman Building.

Mr. Borrer made a motion to approve the change of use for Residential Mortgage Services to be located at 4992 Foote Rd. Suite #200 as presented. It was seconded by Mr. Apana.

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

Mr. Alex Gardner from Ellet Sign Company represented the signage request for Residential Mortgage Services. The request was for a 5.5 sq. ft. sign on the portico. Chair Strogin interjected that a variance was previously granted to this office complex to permit 14 sq. ft. signs on the porticos.

Mr. Borrer made a motion to approve the wall sign request for Residential Mortgage Services located at 4992 Foote Rd. Suite #200 not to exceed 5.5 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

Mr. Gardner stated the last signage request was for a replacement panel for Residential Mortgage Services to be placed on the existing pylon sign. The panel is two-sided and to consist of 7.66 sq. ft.

Mr. Overmyer made a motion to approve a 2-sided tenant panel to be placed on the existing pylon sign for Residential Mortgage Services located at 4992 Foote Rd. Suite #200 not to exceed 7.66 sq. ft. each as presented. It was seconded by Mr. Marco Sr.

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

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Having no further business, the meeting was officially adjourned at 4:53 p.m.

Respectfully Submitted,

Kim Ferencz-Zoning Secretary


Alliss Strogin Chairperson