

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/REGULAR MEETING
JANUARY 16, 2018**

Acting Chairperson Alliss Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Overmyer, Apana, Kuharik and Strogin were in attendance. Alternate Commission member Johnson sat in for a full Board. Alternate member Richard Marco Sr. arrived later as well as permanent board member Tom Borrer.

ORGANIZATIONAL MEETING

Election of Officers

Secretary Ferencz called for nominations for Chairperson.

Mr. Overmyer made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2018. It was second by Mr. Apana. The nominations were closed.

ROLL CALL-Overmyer-yes, Apana-yes, Kuharik-yes, Johnson-yes, Strogin-yes.

The meeting was turned over to Chair Strogin. Chair Strogin then called for nominations for Vice Chairperson.

Mr. Apana made a motion to nominate Mr. Overmyer as Vice Chairperson of the Zoning Commission for the calendar year 2018. It was second by Mr. Johnson. The nominations were closed.

ROLL CALL- Apana-yes, Johnson-yes, Kuharik-yes, Overmyer-yes, Strogin-yes.

Set hearing dates/Confirm hearing posting

The Commission stated they would continue to meet on the 3rd Tuesday of the month at 7:00. Posting of the meeting would be placed on the Town Hall marquee, website and The Gazette accordingly.

The organizational meeting was closed at 7:09 p.m.

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:09 p.m. Permanent Board members Overmyer, Apana, Kuharik and Strogin were in attendance. Alternate Commission member Chuck Johnson sat in for a full Board.

The minutes of the December 19, 2017 Zoning Commission were approved as amended. Chair Strogin stated for the record, that the Zoning Commission was a recommending board only, and that all site plans before the Commission this evening would need to

Page 2 Zoning Commission 1/16/2018

obtain final approval from the Board of Trustees. The next meeting of the Trustees will take place on January 25, 2018 at 7:00 p.m.

Wright-5041 Victor Dr.

Mr. Paul Brilla from Fast Signs Medina represented the signage request for W.D. Wright. He stated the use was approved and now he was before the Commission to request signage.

Mr. Brilla stated the first sign request is for a tenant panel to be placed on the existing pylon sign.

Mr. Overmyer made a motion to approve a tenant panel sign for Wright located at 5041 Victor Dr. not to exceed 8.1 sq. ft. as presented. It was seconded by Mr. Johnson. ROLL CALL-Overmyer-yes, Johnson-yes, yes, Apana-yes, Kuharik-yes, Strogin-yes.

Mr. Brilla stated the second sign request is for a 1.33 sq. ft. directional sign to be placed on the building.

Mr. Overmyer made a motion to approve a directional sign for Wright located at 5041 Victor Dr. not to exceed 1.33 sq. ft. as presented. It was seconded by Mr. Johnson. ROLL CALL-Overmyer-yes, Johnson-yes, yes, Apana-yes, Kuharik-yes, Strogin-yes.

Community Energy Advisors-3725 Medina Rd. Unit #112

Mr. James Briola from Northcoast Sign and Lighting represented Community Energy Advisors change of use and signage request. Mr. Briola stated this business would be locating in Signature Square.

Mr. Overmyer made a motion to approve the change of use for Community Energy Advisors to be located at 3725 Medina Rd. Unit #112 as presented. It was seconded by Mr. Kuharik. ROLL CALL-Overmyer-yes, Kuharik-yes, Apana-yes, Johnson-yes, Strogin-yes.

Mr. Briola stated the first signage request was for a 9 sq. ft. wall sign.

Mr. Johnson made a motion to approve a wall sign for Community Energy Advisors located at 3725 Medina Rd. Unit #112 not to exceed 9 sq. ft. as presented. It was seconded by Mr. Overmyer. ROLL CALL-Johnson-yes, Overmyer-yes, Kuharik-yes, Apana-yes, Strogin-yes.

Mr. Briola stated the next signage request is for a 3.02 sq. ft. tenant panel to be placed on the existing pylon sign.

Page 3 Zoning Commission 1/16/2018

Mr. Apana made a motion to approve a tenant panel sign for Community Energy Advisors located at 3725 Medina Rd. Unit #112 not to exceed 3.02 sq. ft. as presented. It was seconded by Mr. Johnson.

ROLL CALL-Apana-yes, Johnson-yes, Kuharik-yes, Overmyer-yes, Strogin-yes.

Rick Roush Honda-3157 Medina Rd.

Mr. Jim Presutto from 4-Points Architectural Services represented Rick Roush Honda. He stated that Honda was doing a rebranding of the Rick Roush Honda dealership. The existing showroom would be demolished. The rest of the building which is service and offices will remain. As part of the renovation there would be a 5,400 sq. ft. addition which will include new sales offices and a new showroom. This is to update the look of the dealership in accordance with Honda's standards.

Mr. Presutto continued that the new addition would encroach into the front setbacks as this building has frontage on three different roads. As a result they would be requesting a 24ft. variance request on Medina Rd.; a 6" variance on Eastpointe Drive; and a 22.5' variance on Nettleton Rd. Mr. Presutto added because the proposed addition will push out further than what the existing building sits, the parking display car area will move further to the south closer to Medina Rd. This results in pushing that asphalt parking area into the 20 ft. landscaping area requirement on Medina Rd. Mr. Presutto stated these two variance requests will be heard by the BZA tomorrow evening.

Mr. Presutto stated as part of the site plan, the light fixtures will be relocated to accommodate the new edge of parking location. Additional landscaping will be added to the corner of each of the extended parking areas as well as around the ground sign location. Small landscape areas and large potted plantings will also be added closer to the building to soften the look.

Chair Strogin stated for the record that the applicant has several applications before the Commission. Some items could be approved and others would have to be denied as they did not meet the zoning regulations. This building has frontage on three different roads and there needs to be a 100 ft. setback therefore the three setback variance requests. A turn down of any of the three variance requests kills the project. The other variance request for the site plan is the 20 ft. landscape requirement. She reiterated that Rick Roush Honda has double filed and will be on the BZA agenda tomorrow evening.

Mr. Overmyer made a motion deny the site plan for an addition to the existing building for Rick Roush Honda located at 3157 Medina Rd. as it does not meet the setback requirements Section 405.3.C. Minimum Front Yard Depth-100 ft. exclusive of road right of way or Planting Area-Front yard-Minimum 20 ft. in depth of total front yard area excluding road right of way of the Medina Township Zoning Resolution. It was seconded by Mr. Johnson.

ROLL CALL-Overmyer-yes, Johnson-yes, Apana-yes, Kuharik-yes, Strogin-yes.

Page 4 Zoning Commission 1/16/2018

The Commission then moved to the signage requests. The first signage request is for a 25 sq. ft. ground sign. Mr. Presutto stated the new ground sign would replace the existing ground sign. It will be located in the same location and was an upgrade required by Honda.

Mr. Apana made a motion to approve a ground sign for Rick Roush Honda located at 3157 Medina Rd. not to exceed 25 sq. ft. as presented. It was seconded by Mr. Overmyer. ROLL CALL-Apana-yes, Overmyer-yes, Kuharik-yes, Johnson-yes, Strogin-yes.

Mr. Presutto stated the next signage request was for a third wall sign on the south elevation of the building facing Rt. 18. He added there were two signs approved by variances; and one existing sign on the building currently. The existing Honda sign on the right side of the front of the building will be just moved to the new addition façade. The other sign which reads, "Rick Roush" was originally a different font. They are putting a new sign to read "Rick Roush" the same size as the existing sign (30 x14) just different lettering. Mr. Presutto stated the "new" sign requested to be added is the letter "H" logo to be placed on the tower of the new addition. It would consist of 43.5 sq. ft. The total signage on this side of the building would be 135 sq. ft. A variance is being requested for this third sign tomorrow evening.

Chair Strogin stated on February 22, 2005, a variance was granted to Rick Roush Honda as follows: "A motion was made to approve 2 wall signs, and only two wall sign to be located on the south side of the building specifically for this business to read, Rick Roush at 35 sq. ft. and HONDA at 55 sq. ft. totaling a 20 sq. ft. variance. The existing wall signs on the east and west side of the building must be removed. She added in 2005 the Commission had to turn down the request for 2 wall signs as only 1 is permitted. That same month the BZA granted a variance request for 2 wall signs. Now this evening a third wall sign is being requested on the south elevation. The Commission is obligated to turn down this request as it is not in compliance with the zoning resolution.

Mr. Johnson made a motion to deny the request by Rick Roush Honda located at 3157 Medina Rd. for a third wall sign as it does not meet the requirements of the Medina Township Zoning Resolution Section 605 I (1) Roof, Wall and Awning Signs as presented. It was seconded by Mr. Overmyer. ROLL-Johnson-yes, Overmyer-yes, Apana-yes, Kuharik-yes, Strogin-yes.

The third request was for signage on the west side of the building. Mr. Presutto stated in order to comply with Honda's standards; we are requesting a total of 4 signs on the west side of the building. There would be two signs noting the "Delivery Center" (1) sign is for "Service Reception" and (1) sign above the service door to read "Service". The "Service" sign would consist of 31.5 sq. ft. There would be three hanging oval signs consisting of the words "Delivery Center", "Service Reception" and "Service" to consist of 16 sq. ft. each. Total sign area is 79.5 sq. ft.

Page 5 Zoning Commission 1/16/2018

There was a lengthy discussion on the “oval” signs. Chair Strogin questioned the requirement of this specific size of sign and added there were many sign packages available for companies rebranding programs and asked what alternatives were offered in place of this size of signage. Mr. Presutto stated he was not entirely sure what Honda would accept as an alternative. She added the west side of the building would have been permitted the “Service” sign but because of the variance granted in 2005, no signage is permitted on the east or west side of the building. Chair Strogin asked if the “ovals” could be placed on the building/canopy. She commented that if “ovals” were reduced to 4 sq. ft. or less the Commission could approve them as directional signs.

Mr. Rick Roush addressed the Commission. He stated he had the two large Honda chicklet signs on the side of the building and we requested to move them to the front. We were granted the variance by the BZA if we took those two signs down. Currently there is a non-illuminated service sign close to that same location. It is an existing sign on the building. The only thing we would be adding would be the two “oval” signs. The sign reads “service center pull forward.”

Chair Strogin stated this signage could not be approved by the Commission. Mr. Roush interjected that he did not believe this specific request was a deal breaker with Honda. Chair Strogin reiterated that if the signs were reduced to 4 square feet and placed on the canopy they could be approved. Mr. Roush stated he appreciated the clarification and the diligence by the Commission to make the signage package work for all parties involved; but wanted the Commission to turn down the signage request and he would go before the BZA tomorrow evening. Mr. Roush continued that if the variances were denied he could then negotiate with Honda regarding this specific signage.

Mr. Johnson made a motion to deny the request by Rick Roush Honda located at 3157 Medina Rd. for signage on the west side of the building which includes the Service sign at 31.5 sq. ft. and three oval signs at 16 sq. ft. each as they do not comply the variance granted by the Board of Zoning Appeals (February 22, 2005) or the requirements of the Medina Township Zoning Resolution- Section 605i (1) Roof, Wall and Awning Signs as presented. It was seconded by Mr. Apana.

ROLL CALL-Johnson-yes, Apana-yes, Overmyer-yes, Kuharik-yes, Strogin-yes.

Mr. Presutto stated the last signage request is for 2 directional signs; one at each main entrance on the west and the east. They would consist of the verbiage, “guest parking”, “services” and “parts” on one sign at 3 sq. ft. each.

Mr. Overmyer made a motion to approve the two directional signs for Rick Roush Honda located at 3157 Medina Rd. not to exceed 3 sq. ft. each as presented. It was seconded by Mr. Apana.

ROLL CALL-Overmyer-yes, Apana-yes, Kuharik-yes, Johnson-yes, Strogin-yes.

Page 6 Zoning Commission 1/16/2018

Having no further business before the Board, the meeting was officially adjourned at 8:10 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson