

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
March 20, 2018**

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, Kuharik and Strogin were in attendance. Borrer and Apana were absent. Alternate member Watts sat in on the board.

The minutes of the February 20, 2018 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 obtain final approval from the Board of Trustees. The next meeting of the Trustees will take place on March 29, 2018 at 7:00 p.m.

Chair Strogin asked if the April Zoning Commission meeting could be switched to a 7:30 p.m. start time as she had a prior commitment that evening. The Commission agreed.

**Five Guys-4184 Pearl Rd.**

Secretary Ferencz read an email from Mr. Jeff Smith from Wholesome Construction representing the signage request for Five Guys. Mr. Smith asked that the proposed signage for Five Guys be tabled until next month's Commissions meeting. The Commission's next meeting will be held on April 17, 2018 at 7:30 p.m.

Mr. Overmyer made a motion to table the wall sign request for Five Guys located at 4184 Pearl Rd. until April 17, 2018 at 7:30 p.m. as requested by the applicant. It was seconded by Mr. Kuharik-yes.

ROLL CALL-Overmyer-yes, yes, Kuharik-yes, Watts-yes, Strogin-yes.

**Medina Mall II-4160 Pearl Rd.**

Mr. Jake Madeston from Stonefield Engineering was present to represent the applicant, 4160 Pearl Rd. Retail Management LLC and the use request for "Medina Mall II." He began by stating they have the old Car Rite site (Doraty property) under option, which consists of approximately 2.2 acres. Last year the property to the south (4184 Pearl Rd.) was purchased and is currently being developed. To the west is the Spork property. To the north is the County drain, which runs east and west; and to the east is the Wal-Mart property. The Wal-Mart drive lines up in close proximity with our property to the north. Currently on site there are two buildings totaling just less than 12,000 sq. ft. of building area and 76% of the site is impervious. Mr. Madeston continued they are looking to construct a 14,232 sq. ft. building with two drive-thru users and a breezeway. The breezeway will allow vehicles to pass underneath the building allowing for curbside circulation for the two drive-thru businesses i.e. north and south. We are providing 103 parking spaces with 102 being required by code.

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Mr. Madeston added that as part of this project they would be relocating the current drive and adding a curb cut which would be located in the center of the parcel to align the drive to the north with the Wal-Mart drive. He commented that there was much discussion with the Trustees about the proposed access and if some traffic device would be needed. It was determined by ODOT that a traffic light might not be warranted. Mr. Madestron stated we decided to do our own traffic study and also came to the same conclusion that a traffic signal was not warranted. ODOT has agreed to a full movement driveway. Mr. Madeston stated they were also proposing two cross access drives to the property to the south to allow for continuity for both the 4160 Pearl Rd. development and the 4184 Pearl Rd. development.

Mr. Madeston continued that they are proposing 19 trees and 153 shrubs to be installed on the new site. There will be 11 LED area lights, 13 building mounted light fixtures to light the site and this area will have a net increase of open space which will reduce the amount of run off to the County drain located to the north. There is a 12-10 ft. grade change from the southern lot line to the northern lot line. This really impacts the layout of the site.

The building itself will consist of brick columns running north and south to break up the façade and a stone base. The bulk of the building is a bit higher than the second drive-thru user with a 13 ft. height clearance for the breezeway for fire and safety service access. Mr. Madeston concluded that this parcel and the 4160 Pearl Rd. parcel provide a fluent build out and are in conjunction with the Master Plan of the Township for this retail corridor area.

Chair Strogin stated the site plan before the Commission this evening has the northern proposed restaurant drive-thru not connected to the main building. She said she and Zoning Inspector Ridgely asked the applicant to connect the two buildings because technically there is only one building permitted per site. By connecting the restaurant with a breezeway, it permits a canopy for those ordering in inclement weather. Also, the fire department has always asked for more height in order to accommodate the fire and ambulance vehicles so the applicant also increased the height of the breezeway to 13 ft.

It was this time that Mr. Madeston handed out revised site plans with the above changes as mentioned by Chair Strogin.

Mr. Overmyer made a motion to approve the use for Medina Mall II to be located at 4160 Pearl Rd. as presented. It was seconded by Mr. Kuharik.

ROLL CALL-Overmyer-yes, Kuharik-yes, Watts-yes, Strogin-yes.

**Brothers Antiques North-2768 Pearl Rd.**

Mr. Tom Shelly Jr. represented Brothers Antiques North. He stated the original location for Brothers Antiques is located on Wooster Pike Rd. in Montville Township. Brothers have been in the antique business since 1985. It has been very successful and they were

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looking to expand northward in town. The hours of operation would be similar to those at their currently location; Mon-Sat. 10-5 and Sunday noon-5 p.m.

Mr. Shelly continued they would just be using the main building and not the pole building that is on the property. They have gotten rid of one of the driveways and have put up a 6 ft. fence. The individuals who previously owned the property would flip houses and the pole barn and property were full of such "items". The buildings have since been cleaned out and the vehicles removed from the property. Landscaping has been done and will continue to be done as well as a patio area installed. Chair Strogin stated she appreciated any improvements that have been and continue to be made to the property. Mr. Shelly stated they wanted this location to be more of an antique shop than an antique mall where the women who run the store can do more social gatherings such as painting furniture and the like. Mr. Shelly stated he would like to bring more dealers and customers to the Medina area.

Chair Strogin asked about the trashcan on the site plan. Mr. Shelly stated they would not be adding a dumpster as there was no production to be done at this location but merely for office trash. Chair Strogin stated if a dumpster is needed at a future date it must be enclosed.

Chair Strogin asked about lighting. Mr. Shelly stated there was one pole light in the middle by the driveway. It is the existing light pole and we will probably turn it toward the building instead of having it shine on the non-existing driveway. Mr. Shelly stated there are two floodlights on the building itself and some decorative lighting around the fence.

Mr. Overmyer made a motion to approve the change of use for Brothers Antiques North to be located at 2768 Pearl Rd. presented. It was seconded by Mr. Watts.  
ROLL CALL-Overmyer-yes, Watts-yes, Kuharik-yes, Strogin-yes.

Mr. Tom Shelly Jr. stated he was also present this evening to request signage. The sign being requested is a 26 sq. ft. ground sign to identify the business. Mr. Shelly asked if the address could be on the wood and not on the face of the sign itself? Chair Strogin stated yes that was sufficient. Mr. Shelly added they would be taking some trees and shrubs down for better visibility to enter and exit the site.

Mr. Overmyer made a motion to approve a ground sign for Brothers Antiques North located at 2768 Pearl Rd. not to exceed 26 sq. ft. as presented. It was seconded by Mr. Kuharik.  
ROLL CALL- Overmyer-yes, Kuharik-yes, Watts-yes, Strogin-yes.

**T-Mobile-4184 Pearl Rd.**

Mr. Dave Sterrett from Medina Signs was present to represent the signage request for T-Mobile. Chair Strogin handed out new site plans to the Board members and secretary.

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She stated that during the initial submittal an item was overlooked and therefore a new corrected site plan was required. The frontage of the property is 30 ft. not 27 ft. The size of the sign has been changed from 24.2 sq. ft. to 29.48 sq. ft. The sign was not measured properly to take into account the red backing behind the letters, which is part of the sign. The panel has since been removed and the sign modified.

Mr. Watts made a motion to approve a wall sign for T-Mobile located at 4184 Pearl Rd. not to exceed 29.48 sq. ft. as presented. It was seconded by Mr. Kuharik.  
ROLL CALL- Watts=yes, Kuharik=yes, Overmyer=yes, Strogin=yes.

**Tru Barre Studio-2759 Medina Rd.**

Ms. Susan Costigan represented Tru Barr Studio. She stated she has another similar location in Akron and wanted to open up in the Medina area. The nature of the business is exercises done with a ballet bar in an exercise studio.

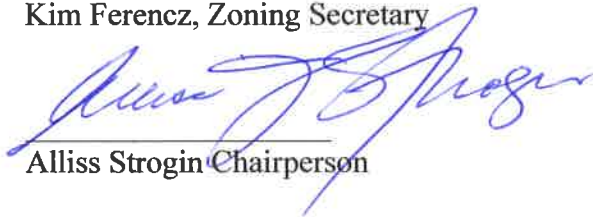
There was no signage being requested at this time.

Mr. Overmyer made a motion to approve the change of use for Tru Barre Studio to be located at 2759 Medina Rd. as presented. It was seconded by Mr. Kuharik.  
ROLL CALL-Overmyer=yes, Kuharik=yes, Watts=yes, Strogin=yes.

Having no further business before the Board, the meeting was officially adjourned at 7:53 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



Alliss Strogin Chairperson