

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
April 17, 2018**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:30 p.m. Permanent Board members Overmyer, Kuharik and Strogin were in attendance. Borrer and Apana were absent. Alternate member Cacioppo sat in on the board.

The minutes of the March 20, 2018 Zoning Commission were approved as written. 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 May 3, 2018 at 7:00 p.m.

Five Guys-4184 Pearl Rd.

There was no one present to represent Five Guys. Chair Strogin stated the firm that filled out the application was based out of Pennsylvania. She added that this application, which was tabled last month due to the applicant's request, was changed to reflect the correct frontage of the business which is 30 linear ft. As a result, the size of the wall sign was changed to 26 sq. ft.

Mr. Overmyer made a motion to approve the wall sign request for Five Guys located at 4184 Pearl Rd. not to exceed 26 sq. ft. as presented. It was seconded by Mr. Kuharik-yes. ROLL CALL-Overmyer-yes, Kuharik-yes, Cacioppo-yes, Strogin-yes.

The Mower Shop-3055 Pearl Rd.

Mr. Ken Peters was present to represent The Mower Shop. Mr. Peters stated he wanted to put up an addition to prevent snow and water from getting into the mowers. He added he could not even think of putting up such an addition on the property due to the septic system but now that was no longer the case as the County has made him connect to the sewers. Mr. Powers added the application shows the only area of the property that could accommodate the addition due to the irregular shape of the lot. However the only place the addition could be built would require a side yard setback variance. Chair Strogin suggested moving the addition to which Mr. Peters stated he would then require a front yard setback variance.

Chair Strogin stated that because variances would be necessary for the structure to be built, the Commission would need to deny the addition.

Mr. Overmyer made a motion to deny the 1,460 sq. ft. addition for The Mower Shop located at 3055 Pearl Rd. as it does not meet the current front yard and side yard setback requirements of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Cacioppo.

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

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Panera Bread-4065 Pearl Rd.

Mr. Brad Petro from Cicogna Electric & Sign represented Panera Bread signage request. Mr. Petro stated that Panera Bread was before the Commission previously regarding the addition of a drive-thru. As part of the exterior update, the old wall sign would be removed and a new wall sign erected. This building has 81 ft. of linear frontage.

ZI Ridgely stated the old sign was 80 sq. ft. The new sign would be 77.6 sq. ft.

Mr. Kuharik made a motion to approve the wall sign for Panera Bread located at 4065 Pearl Rd. not to exceed 77.6 sq. ft. was seconded by Mr. Overmyer.
ROLL CALL-Kuharik-yes, Overmyer-yes, Cacioppo -yes, Strogina-yes.

Tru Barre Studio-2759 Medina Rd.

Ms. Susan Costigan owner, represented Tru Barre Studio. She stated she was present this evening to request signage. The first request was for a 24.5 sq. ft. wall sign. The business has 29.4 ft. of linear frontage.

Mr. Cacioppo made a motion to approve a wall sign for Tru Barre Studio located at 2759 Medina Rd. not to exceed 24.5 sq. ft. as presented. It was seconded by Mr. Kuharik.
ROLL CALL- Cacioppo-yes, Kuharik-yes, Overmyer-yes, Strogina-yes.

Ms. Costigan stated the second signage request was for a tenant panel to be placed on the existing pylon sign. This sign would be 4.2 sq. ft.

Mr. Overmyer made a motion to approve a tenant panel for Tru Barre Studio located at 2759 Medina Rd. not to exceed 4.2 sq. ft. as presented. It was seconded by Mr. Kuharik.
ROLL CALL-Overmyer-yes, Kuharik-yes, Cacioppo-yes, Strogina-yes.

Gordian Art-2759 Medina Rd.

Mr. Bill James, part owner of Gordian Art was present to request a change of use. He added he would be moving into the old Smoke Shop located in Plaza 71. Gordian Art is a rock and gem shop that makes jewelry and would offer classes on making jewelry/art with the rocks and gems. No signage was being requested at this time.

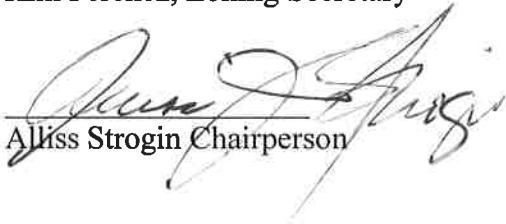
Mr. Overmyer made a motion to approve the change of use for Gordian Art to be located at 2759 Medina Rd. as presented. It was seconded by Mr. Cacioppo.
ROLL CALL-Overmyer-yes, Cacioppo-yes, Kuharik-yes, Strogina-yes.

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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