

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

Chairperson Alliss Strogina called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Permanent Board members Kuharik, Borrer, Apana and Strogina were in attendance. Overmyer was absent. Alternate member Watts sat in for a full Commission.

The minutes of the May 15, 2018 Zoning Commission were approved as written. Chair Strogina 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 June 28, 2018 at 7:00 p.m.

TABLED ITEM

Five Guys-4184 Pearl Rd.

Ms. Linda Nichols from LAAD Sign and lighting represented Five Guys signage request. She stated she was hired by Jeff Smith from Wholesome Construction to put the graphics on the tenant panel for Five Guys. The request is for a 9.7 sq. ft. double-sided tenant panel to be placed on the existing monument sign.

Mr. Borrer made a motion to approve the tenant panel for Five Guys located at 4184 Pearl Rd. not to exceed 9.7 sq. ft. as presented. It was seconded by Mr. Watts.
ROLL CALL-Borrer-yes, Watts-yes, Apana-yes, Kuharik-yes, Strogina-yes

Rent Equip-3900 Pearl Rd. Unit C

Mr. Alex Gardner from Ellet Sign Company and Deborah Kuhar were present to represent the signage request by Rent Equip. The first request was for a 71.5 sq. ft. 3 tenant pylon sign.

Mr. Apana made a motion to approve the pylon sign for Rent Equip located at 3900 Pearl Rd. not to exceed 71.5 sq. ft. as presented. It was seconded by Mr. Borrer.
ROLL CALL-Apana-yes, Borrer-yes, Kuharik-yes, Watts-yes, Apana-yes.

Mr. Gardner stated the second request was for a 23.83 sq. ft. tenant panel for Rent Equip to be placed on the pylon sign.

Mr. Kuharik made a motion to approve a tenant panel for Rent Equip located at 3900 Pearl Rd. not to exceed 23.83 sq. ft. as presented. It was seconded by Mr. Apana.
ROLL CALL-Kuharik-yes, Apana-yes, Watts-yes, Borrer-yes, Strogina-yes.

Fun Pools-3900 Pearl Rd.Unit A

Mr. Alex Gardner from Ellet Sign Company was present to represent the signage request by Fun Pools. He stated Fun Pools was one of the tenants that would be placed on the pylon sign requested by Rent Equip. The sign would be 23.83 sq. ft.

Mr. Kuharik made a motion to approve the tenant identification sign for Fun Pools located at 3900 Pearl Rd. Unit A not to exceed 23.8 sq. ft. as presented. It was seconded by Mr. Borrer.

ROLL CALL-Kuharik-yes, Borrer-yes, Apana-yes, Watts-yes, Strogin-yes.

NTB-4281 Pearl Rd.

Ms. Linda Nichols from LAAD Sign and Lighting was present this evening to request signage for NTB. Ms. Nichols stated the request was for a 32 sq. ft. ground sign 10 ft. in height.

Chair Strogin stated NTB's previous sign was removed by ODOT when Pearl Rd. was widened. She added that the Township required landscaping around the base of the sign. Ms. Nichols stated there was already a mulch bed established so plantings or flowers would then be added.

Mr. Apana made a motion to approve a ground sign for NTB located at 4281 Pearl Rd. not to exceed 32 sq. ft. with landscaping to be added as presented. It was seconded by Mr. Watts.

ROLL CALL-Apana-yes, Watts-yes, Kuharik-yes, Borrer-yes, Strogin-yes.

Digestive Disease Consultants- 3985 Medina Rd.

Mr. James Briola from Northcoast Sign and Lighting represented Digestive Disease Consultants. The first request is for the usage.

Mr. Apana made a motion to approve the use of Digestive Disease Consultants to be located at 3985 Medina Rd. as presented. It was seconded by Mr. Borrer.

ROLL CALL-Apana-yes, Borrer-yes, Watts-yes, Kuharik-yes, Strogin-yes.

The second request was for a 12.34 sq. ft. sign to be placed on the portico. A variance was granted by the Board of Zoning Appeals for this building to allow signs on the portico not to exceed 12.34 sq. ft.

Mr. Borrer made a motion to approve the portico sign request for Digestive Disease Consultants located at 3985 Medina Rd. not to exceed 12.34 sq. ft. as presented. It was seconded by Mr. Kuharik-yes.

ROLL CALL-Borrer-yes, Kuharik-yes, Watts-yes, Apana-yes, Strogin-yes.

MISC.

Chair Strogin stated at last month's meeting she asked the Commission to consider changing the rear yard setback requirements in the UR District. Mr. Borrer stated he did not remember that; but instead the request to consider changing the area on Rt. 42 from Fenn Rd. to Brunswick Hills from BL to BG to allow flexibility for businesses to locate. Chair Strogin stated yes that was true, but she also asked the Commission to consider changing the rear yard setback requirements in the UR District. Mr. Borrer responded he felt the potential change from BL to BG was more impact driven and did not look into changing the rear yard setbacks in the UR District.

Chair Strogin stated the UR District allows for ½ acre lots as well as Planned Unit Developments (PUDS). There are two different setbacks required in each piece of that one zone. For the regular UR District, it allows for ½ acre lots 100 ft. width and the rear yard setback is 30 ft. In the PUD, the lots are ¼ acre and 75 ft. wide with a rear yard setback of 30 ft. In the R2 District the rear yard setback is 40 ft.

For background, Chair Strogin stated in 1978-79, the Township was under major assault from the City of Medina for annexation. The reason for this was because the Township did not have sewer and water at that time which resulted in a lack of high density zoning around the City of Medina. The Township was under threat of losing hundreds of acres of land to the City so the Zoning Commission at that time created the R-2 District to protect land from annexing to the City. This zoning was drafted under threat of lawsuit. During this time the developers in that district all wanted to put in walking paths. However when people started to purchase lots, they did not want people walking behind their properties and the walking paths were abandoned. The result were these 40-50 ft. strips of land behind the homes that the residents seem to think are theirs to use in any way they wish but that is not the case. The Township owns those strips per the settlement agreement. The only change that has been made to the R-2 District was back in 1993 to change the rear setback to 10 ft. for sheds under 144 sq. ft. For sheds over 144 sq. ft. the setback is 40 ft.

Chair Strogin stated when we look at the R-2 District there are two elements to look at; the single-family lots that are a ½ acre and their setbacks; and the lots in PUDS.

Mr. Borrer asked why should the Commission look at this? ZI Ridgely stated she would appreciate the Commission to consider a change because it is hard for people who live in such subdivisions as Forestview to put in a pool because they have to be 40 ft. back. Any size pool would end up in their living room; so they either have to apply for a variance or send the pool back. ZI Ridgely stated Windfall was another example. Chair Strogin interjected one part of Windfall has an HOA and the other part does not; and they just did what they wanted and never got permits.

ZI Ridgely stated she would appreciate the Commission looking at it so there are not the same rear yard variance requests year after year. Chair Strogin stated the open space is for the all the residents of that development.

ZI Ridgely stated if any Zoning Commission member wants to come in and discuss the setbacks in this District she would be happy to meet. Chair Strogin asked the Commission to read pages 40-44 and be ready to discuss at the next meeting. Mr. Borrer stated considering BL and BG is more important for him to allow businesses to flourish and reduce his taxes. Where someone puts his or her doghouse and shed does not mean a whole lot to him.

Regarding the possibility of changing the area on Rt. 42 from Fenn Rd. to Brunswick Hills from BL to BG; Chair Strogin stated the main business districts for the Township are Rt. 18 and Rt. 42. There are three business-zoned districts. BI, which is the most intense business district; then BG and lastly BL. It was zoned that way to feather the districts from the most intense business uses to the lesser intense uses, which then abut the residential districts. BI is from Fenn to the City limits. Then it was zoned BG and lastly it was zoned BL up to Brunswick Hills Twp. At that time when these zones were established, Brunswick Hills Twp. was not dense in business or population. It was zoned that way because those living in PUD's usually want services, i.e. grocery stores, retail and restaurants, close by. Now that Brunswick Hills has started to develop businesses and housing on Rt. 42 to meet Medina Township; it is probably time to consider changing the BL on Rt. 42 only to BG.

Chair Strogin continued that the BI is mainly spoken for. There are three large parcels; Bohaty's, DNL and Whitey's; and if and when they are developed; something large will go there. Those properties are too large to do something small. The BG is very full as well so to develop our businesses opportunities, she said she was asking the Commission to continue the BG district on Rt. 42 and eliminate the BL.

Mr. Kuharik stated he agreed. The rest of the Commission agreed.

Mr. Borrer asked why, as the County has grown and the Township has grown, do you want to maintain BL in these other pocketed areas in the Township? Chair Strogin stated because they are mostly pocketed areas are not conducive to mass development. We want those businesses on Rt. 42 and Rt. 18. That's where those businesses want to be in terms of visibility.

Mr. Borrer stated there was a considerable amount of land on Rt. 18 where it still is BL. Chair Strogin stated yes and it is developed compatible to the area. ZI Ridgely interjected that Rt. 18 is more medical. Mr. Borrer then asked, why do we have all these definitions for what could be commercial property? Chair Strogin stated it is a feathering of the intensity of the uses. Even the City of Medina does not want the interchange at Rt. 71 and

Rt. 3 to be developed. Mr. Borrer stated there are taxpayers who would see a reduction in their taxes if it was rezoned.

Chair Strogin stated that at that intersection there seems like a lot of land there to develop which looks good on paper but...The Park District just bought 165 acres. This is a classic example of a piece of property that looks great on paper but ends up with water and development issues.

Mr. Borrer stated there used to be a farm on the southwest corner of on Rt. 18 and 71 and what's there now? There are 5 new businesses there. They apparently found a way to solve the water problem. Chair Strogin stated they solved part of it and it took 20 yrs. to do so. Mr. Borrer added that he thought the zoning district that could be changed is on Rt. 18 and Foote Rd. Chair Strogin stated any building can be torn down and an new building built; the use that goes in has to be a permitted use in that district.

Mr. Borrer asked about the property on Rt. 18 and Foote Rd. ZI Ridgely stated a dentist is interested in buying two of the three houses in that area. Again ZI Ridgely stated that Rt. 18 is considered the "medical corridor" of the Township.

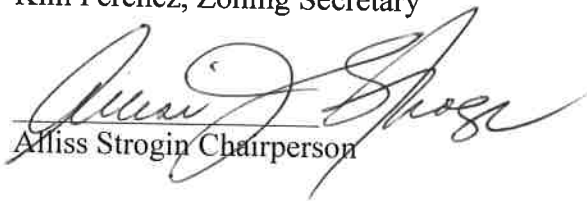
Chair Strogin asked the Commission members to read over the BL and BG District regulations and the UR District setbacks as she would like both potential zoning/map amendments be sent to the CPC together as a package.

Again, ZI Ridgely stated that she would be more than happy to discuss the UR District with any of the board members.

Having no further business before the Board, the meeting was officially adjourned at 8:14 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson