

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
AUGUST 21, 2018**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Permanent Board members Kuharik, Overmyer, Borrer and Strogin were in attendance. Mr. Apana was absent. Mr. Watts sat in for a full, 5-member Commission.

The minutes of the July 17, 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 September 6, 2018 at 7:00 p.m.

SITE PLANS

CarMax-2875 Medina Rd.

Mr. Jim Langel from CenterPoint Integrated Solutions was present to represent CarMax. Also present was Mike Creekmore who is the real estate manager for CarMax and Mark Belmont from CESO who put together the site plan for CarMax.

Mr. Langel stated this is a 4.5-acre site which used to be occupied by an hotel, which has been vacated. The building will be demolished completely. There will be three distinct areas for the building and the parking. The entrance is primarily in the same location as it exists now which would give access to the employee and customer parking lot. There is a vehicle staging area, which is for a vehicle that is in process i.e. if you sold your vehicle to CarMax or there is maintenance to be done to the vehicle this is the area where that would occur. It is basically out of sight and then there is the sales area where there would be vehicles for sale which is basically up against Medina Rd. for visual purposes.

Mr. Langel continued that there are three distinct areas inside the building as well. The service bay, the sales area and what is called presentation lane. The sales area is where customers will be and meet a sales consultant. They would then direct you to the lot which is only accessible by foot traffic. The sales consultant would get the vehicle which then could be taken for a test ride. There are 3 service bays where oil changes and simple services would be performed. It is not a full service shop but just for basic maintenance of a vehicle that is on site or for a vehicle one might sell to CarMax. The promotion is you can sell your car to CarMax but don't have to buy one from them. Presentation lane is for a vehicle one purchases you might get a balloon and a picture taken that you have purchased a car from CarMax. . So those are the three distinct parking areas. The northwest area is the detention basin.

Chair Strogin asked if the detention basin would be wet or dry. Mr. Langel answered dry. There is also a landscape plan that would be incorporated as well. CarMax would have

guardrails which is a protected area which basically incorporates the sales area. The property owner is actually the one who is going to demo the existing hotel building and then CarMax would be built after that.

CarMax is for pre-owned vehicle sales but does not use balloons, streamers, open car hoods nor do they park vehicles on the grass to sell. That is why I brought up the guardrail around the outside as there is no access to put their vehicles on the lawn. There is a white line which establishes the area where the car carriers load and unload so they are not parking in the road right-of-way and therefore there are no obstacles in the way for the potential seller/buyer of a vehicle to park.

Mr. Langel stated there is only one-way in and out and that is Medina Rd. We did speak to ODOT and we are going to keep the access point in the same location as the former hotel. There is a storage facility behind this property and a gas station on the corner, Dairy Queen and another car sales facility to the side.

Chair Strogan asked about the material for the parking area. Mr. Langel stated it would be asphalt. Chair Strogan stated a landscape plan has been established. Mr. Langel stated yes and there is a natural tree line to the western perimeter of the property. To the back there is an existing fence; actually there are two and one would need to be removed as it is in poor shape.

Chair Strogan asked if the fences were the storage shop or the hotel? Mr. Langel responded there are two; one owned by the storage unit which is chain link and would remain and the other is a wooden fence that was owned by the hotel which would be removed as half of it is already on the ground.

Chair Strogan asked if there would be anything done from a security aspect in the back? Mr. Langel stated that there would be a 6 ft. fence around the vehicle staging area. The other area as stated before would incorporate a guardrail and then there would be landscaping incorporated around the perimeter as well.

Regarding the building itself, Mr. Langel stated the peak height of the building is 28 ft. at the entrances and the rest of the building is 20 ft.

Mr. Borrer asked if the tie together that has the service name on it; is there anything in that or is it just to tie the two buildings together? Mr. Langel stated that is the presentation lane so there is actually an enclosed space there. Mr. Borrer stated between buildings is that just basically a box? Mr. Langel stated yes

Mr. Creekmore stated there would be a door that serves two purposes i.e. for when one drops off a car for service and if you buy a car it is presented to you there undercover and then one can drive off.

Chair Strogin stated once a car is sold, does the owner come back to CarMax to have regular maintenance done on it? No, it's just for a car that has been sold to CarMax or one that has just been bought to make sure it was in good condition.

Mr. Creekmore stated we do offer warranty products but if it is a larger issue we send it out to other dealerships. What we do is mostly oil changes, tune-ups and tire changes.

Mr. Overmyer made a motion to approve the change of use for CarMax to be located at 2875 Medina Rd. as presented. It was seconded by Mr. Kuharik.

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

The next 6 requests were for signage for CarMax. Mr. Jim Langel was again present to represent CarMax signage requests.

The first sign being requested is a high-rise sign. Mr. Langel stated there is an existing high-rise sign that does not have good structural integrity so it would be replaced with a new sign reflecting the new business "CarMax" and would be placed in the same location. The sign would be 150 sq. ft. and 75 ft. in height.

Mr. Kuharik made a motion to approve a high-rise sign for CarMax located at 2875 Medina Rd. not to exceed 150 sq. ft. and 75 ft. in height. It was seconded by Mr. Watts. ROLL CALL-Kuharik-yes, Watts-yes, Borrer-yes, Overmyer-yes, Strogin-yes.

The second request is for a 32 sq. ft. ground sign to be 7'-5/16" tall. Chair Strogin stated there must be landscaping surrounding the base of the sign. Mr. Langel stated that would be completed.

Mr. Overmyer made a motion to approve a ground sign for CarMax located at 2875 Medina Rd. not to exceed 32 sq. ft. as presented. It was so noted landscaping would be incorporated around the base of the sign. It was seconded by Mr. Borrer. ROLL CALL-Overmyer-yes, Borrer-yes, Watts-yes, Kuharik-yes, Strogin-yes.

Chair Strogin asked when the existing building would be demolished. Mr. Langel stated sometime this fall and spring of next year the new building would start to be constructed.

The third request is for a 2 wall signs to be placed on the south side of the building facing Medina Rd. Chair Strogin stated the Commission can only approve one wall sign so which one did Mr. Langel want the Commission to approve. Mr. Langel stated the wall sign on the south side of the building facing Medina Rd.(notated as B-2 on the site plan).

Mr. Kuharik made a motion to approve a wall sign on the south side of the building (notated as B2 on the site plan) for CarMax to be located at 2875 Medina Rd. not to exceed 66 sq. ft. as presented. It was seconded by Mr. Watts.

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

The fourth request are for non-illuminated directional signs to consist of 4 sq. ft. each.

Mr. Overmyer made a motion to approve 7-non-illuminated directional signs for CarMax located at 2875 Medina Rd. as noted on the plans as D1, D2, E, F, G, M & H (pgs.9-11 of site plan) not to exceed 4 sq. ft. each as presented. It was seconded by Mr. Watts.
ROLL CALL-Overmyer-yes, Watts-yes, Kuharik-yes, Borrer-yes, Strogin-yes.

The fifth request was for a second wall sign to be placed on the southeast side of the building as one is coming down Rt. 18. This sign would consist of 66 sq. ft. as well.

Chair Strogin stated this sign could not be approved as only one wall sign is permitted per business not to exceed 80 sq. ft. and one wall sign has already been approved for the south elevation of the building.

Mr. Langel stated they have filed to be heard before the BZA in September.

Mr. Overmyer made a motion to deny the second wall sign on the southeast side of the building for CarMax to be located at 2875 Medina Rd. as it does not meet the requirements of Section 605 I. 1 requirements of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Borrer.
ROLL CALL-Overmyer-yes, Borrer-yes, Watts-yes, Kuharik-yes, Strogin-yes.

The last sign request was for a third additional wall sign for the presentation lane mentioned previously which would read, "Service". This sign would consist of 45 sq. ft.

Chair Strogin again explained the code only allows one wall sign per business not to exceed 80 sq. ft.

Mr. Kuharik made a motion to deny a third wall sign for CarMax to be located at 2875 Medina Rd. as it does not meet the requirements of Section 605 I. 1. of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Watts.
ROLL CALL-Kuharik-yes, Watts-yes, Overmyer-yes, Borrer-yes, Strogin-yes.

Hertz Car Sales-2825 Medina Rd.

Mr. Dave Sterrett from Medina Signs represented Hertz Car Sales signage requests. He stated he was before the Commission this evening to request a 22.50 sq. ft. ground sign. The Commission stated a use application has not been submitted for Hertz Car Sales, therefore the signage request would need to be tabled.

Mr. Overmyer made a motion to table the signage request for Hertz Car Sales. It was seconded by Mr. Kuharik.
ROLL CALL-Overmyer-yes, Kuharik-yes, Borrer-yes, Watts-yes, Strogin-yes.

Public Storage-3990 Pearl Rd.

Mr. Dave Sterrett from Medina Signs was present this evening to represent Public Storage use and signage requests. Mr. Sterrett stated that Public Storage would just be taking over the existing self-storage facility on Pearl Rd.

Mr. Borrer made a motion to approve the change of use/ownership for Public Storage to be located at 3990 Pearl Rd. as presented. It was seconded by Mr. Watts.
ROLL-Borrer-yes, Watts-yes, Kuharik-yes, Overmyer-yes, Strogin-yes.

The next request was for a 32 sq. ft. ground sign for Public Storage. Mr. Sterrett stated it would just be a refacing of the existing sign to reflect the new name of the business.

Mr. Overmyer made a motion to approve a ground sign for Public Storage located at 3990 Pearl Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Kuharik.
ROLL CALL-Overmyer-yes, Kuharik-yes, Watts-yes, Borrer-yes, Strogin-yes.

The last sign request for Public Storage was for a 17.54 sq. ft. wall sign. It was determined that the wording "Rental Office" met the requirements of a directional sign (The proposed sign is 2.4 sq. ft.).

Mr. Watts made a motion to approve a wall sign for Public Storage located at 3990 Pearl Rd. not to exceed 17.54 sq. ft.; and a directional sign "Rental Office" not to exceed 2.4 sq. ft. as presented. It was seconded by Mr. Kuharik.
ROLL CALL-Watts-yes, Kuharik-yes, Borrer-yes, Overmyer-yes, Strogin-yes.

MISC.

Chair Strogin stated that at the Commission's last meeting a discussion was started regarding the possibility of changing the area on Rt. 42 only from Hamilton Rd. to the Township line. from BL to BG. Chair Strogin stated since this would only be a change of the zoning of the properties and not changing the uses in the BG district, the change would only consist of a map amendment.

Chair Strogin continued that she also spoke with Rob Henwood from the CPC and asked him if letters needed to be sent out to all the property owners that would be affected by the proposed change. He stated legally no, but recommended that a general letter go out to all the property owners. Secretary Ferencz stated since there is no legal obligation to send letters out (roughly 25 property owners) she suggested that the Trustees make the decision whether or not to send letters from a cost perspective. Trustee Stopa who was in attendance stated he would bring it up at the next Trustees meeting and would let Secretary Ferencz know how to proceed when the time came to do so. but it would be stated for the record that there is no vote being taken this evening, but the Commission was in agreement to continue the BG District zoning from Hamilton Rd. to the Brunswick Hills Twp. Limit on Rt. 42 only.

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Regarding the UR District, Chair Strogan provided the following proposed changes as discussed last month regarding proposed changes to the rear yard setback requirements in the UR District, PUDs and R-2 zones.

Existing UR-1/2 acre lots

Suggested

Min. Side Yard Setback:	15 ft.	No change
Min. Rear Yard Setback:	30 ft.	Change to 15 ft.

PUDS-1/4 lots

Suggested

Min. Side Yard Setback:	10 ft.	No change
Min. Rear Yard Setback:	30 ft.	Change to 10 ft.

R-2 PUDS ½ acre lots

Suggested

Min. Side Yard Setback:	10 ft.	No change
Min. Rear Yard Setback:	40 ft.*	Change to 20 ft. or 10 ft.

Code was changed to a 10 ft. side yard setback and a 10 ft. rear yard setback for sheds only.

Chair Strogan stated it was also discussed last month if the Commission should consider a 10 ft. side yard setback and rear yard setback for all structures that could be placed in the back yard i.e. pools, sheds, etc.

The Commission agreed to a 15 ft. minimum rear yard setback in the existing UR-1/2 acre lots.

The Commission agreed to a 10 ft. minimum rear yard setback in the existing PUD-1/4 acre lots.

The Commission agreed to a 10 ft. minimum rear yard setback in the R-2 PUDS ½ acre lots.

Chair Strogan stated if the Commission wants to make 10 ft. the rear yard setback for everything in the R-2 PUDS ½ acre lots, then the code for only sheds having to have a 10 side and rear yard setback needs to be taken out of the code Section 403.4 d.3.(a) 1 & 2. The rest of the Commission agreed. Chair Strogan stated she would confirm if that section of the code would need to be removed.

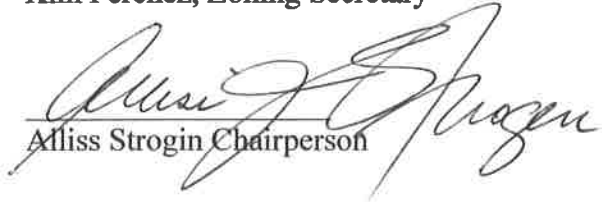
For the record no formal decisions were being made this evening. She added she would like to move forward with these proposed changes at the next Commission meeting.

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Having no further business before the Board, the meeting was officially adjourned at 8:43 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson