

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
SEPTEMBER 18, 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. Alternate Commission member Mr. Cacioppo sat in for a full, 5-member Commission.

The minutes of the August 21, 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 October 4, 2018 at 7:00 p.m.

SITE PLANS-Tabled

Hertz Car Sales-2825 Medina Rd.

Mr. Terry Jacobs from the Hertz Corp. was present to represent Hertz Car Sales. He stated that the Hertz Corporation has purchased the existing J.D. ByRider. This location would be used as a retail site to sell Hertz fleet cars to the public. Nothing on the site would change. Chair Strogin suggested the landscaping be spruced up and added there were landscaping standards in the code. Mr. Jacobs stated Hertz would cooperate with that request.

Mr. Overmyer made a motion to approve the change of use for Hertz Car Sales to be located at 2875 Medina Rd. as presented. It was seconded by Mr. Borrer
ROLL CALL-Overmyer-yes, Borrer-yes, Cacioppo-yes, Kuharik-yes, Strogin-yes.

Mr. Dave Sterrett from Medina Signs was present to represent the Hertz Corp. request for signage.

The first sign being requested is for a re-facing of the existing wall sign on the south elevation facing Rt. 18 to reflect the business name, Hertz Car Sales. The business has 52.33 ft., of linear frontage. The sign would consist of 50.72 sq. ft.

Mr. Overmyer made a motion to approve a wall sign for Hertz Car Sales located at 2875 Medina Rd. not to exceed 50.72 sq. ft. as presented. It was seconded by Mr. Kuharik.
ROLL CALL-Overmyer-yes, Kuharik-yes, Cacioppo-yes, Borrer-yes, Strogin-yes.

Mr. Sterrett stated the next request was for a 2-sided face replacement. They would be using the existing sign cabinet. The request is for re-facing the existing ground sign to reflect the new business name. The sign is 67.11 sq. ft.

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It was stated for the record that the sign is a pre-existing, non-conforming use that was granted a variance.

Mr. Overmyer made a motion to approve re-facing of the existing ground sign for Hertz Car Sales located at 2875 Medina Rd. not to exceed 67.11 sq. ft. It was seconded by Mr. Kuharik.

ROLL CALL-Overmyer-yes, Kuharik-yes, Borrer-yes, Cacioppo-yes, Strogina-yes.

Heartland Pet Center-3711 Pearl Rd.

Mr. James Briola from Northcoast Sign and Lighting was present this evening to represent Heartland Pet Center LLC. Mr. Briola stated this business would be locating at 3711 Pearl Rd. The unique aspect this owner will bring is that he is a vet technician and can help pet owners with medical issues they may have with their pets.

Mr. Kuharik made a motion to approve the change of use for Heartland Pet Center LLC to be located at 3711 Pearl Rd. as presented. It was seconded by Mr. Borrer.

ROLL CALL-Kuharik-yes, Borrer-yes, Overmyer-yes, Cacioppo-yes, Strogina-yes.

Mr. Briola from Northcoast Sign and Lighting was also representing the signage requests for Heartland Pet Center LLC. The first request was for a 40 sq. ft. wall sign. The frontage of this business is 40 ft.

Mr. Overmyer made a motion to approve a wall sign for Heartland Pet Center LLC located at 3711 Pearl Rd. not to exceed 40 sq. ft. as presented. It was seconded by Mr. Kuharik.

ROLL CALL-Overmyer-yes, Kuharik-yes, Cacioppo-yes, Borrer-yes, Strogina-yes.

The next request was for a tenant panel to be placed on the existing identification sign. The sign would consist of 7.35 sq. ft.

Mr. Borrer made a motion to approve a tenant panel to be placed on the existing identification sign for Heartland Pet Center LLC located at 3711 Pearl Rd. not to exceed 7.35 sq. ft. as presented. It was seconded by Mr. Overmyer-yes.

ROLL-Borrer-yes, Overmyer-yes, Cacioppo-yes, Kuharik-yes, Strogina-yes.

Wendy's-3067 Medina Rd.

Ms. Amy Noble from Ellet Signs was present to represent Wendy's. She stated that Wendy's is going through a rebranding which would include signage.

Ms. Noble stated that Wendy's is a corner lot located on Medina Rd. and Eastpointe Dr. The first request is for the re-facing of the wall sign on the south elevation of the building

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(facing Medina Rd.) The linear frontage on Medina Rd. is 35 sq. ft. The sign is 32 square feet.

Mr. Overmyer made a motion to approve the re-facing of the existing wall sign on the south elevation of the building (Medina Rd.) for Wendy's located at 3067 Medina Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Borrer.

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

Mr. Noble stated because Wendy's is a corner lot, she was requesting a re-facing of the second wall sign on the east elevation of the building (Eastpointe Dr.). The linear frontage on Eastpointe Dr. is 74 ft. The sign is 32 sq. ft.

Mr. Kuharik made a motion to approve the re-facing of the existing wall sign on the east elevation of the building (Eastpointe Dr.) for Wendy's located at 3067 Medina Rd. not to exceed 32 sq. ft. It was seconded by Mr. Cacioppo.

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

The third request was for the re-facing of the existing 127.6 sq. ft. high-rise sign.

Mr. Overmyer made a motion to approve the re-facing of the existing high-rise sign for Wendy's located at 3067 Medina Rd. not to exceed 127.6 sq. ft. as presented. It was seconded by Mr. Cacioppo.

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

Ms. Noble stated her last request is for the face replacement of the 6 existing directional signs. Each sign is 4 sq. ft.

Mr. Cacioppo made a motion to approve the re-facing of the 6 existing directional signs not to exceed 4 sq. ft. each as presented. It was seconded by Mr. Overmyer.

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

MISC.

Regarding the UR District, Chair Strogin provided the following 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.

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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 1/2 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 Strogin 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 1/2 acre lots.

Chair Strogin stated it was brought up at the last meeting, what if someone wanted to build a house 10 ft. from the rear property line. She added she thought all the lots were built out in Forestview Estates but as Mr. Borrer has said what if a house burns down and someone wants to rebuild 10 ft. from the rear property line; does the Township want a house built that far back? Chair Strogin continued that she contacted Rob Henwood from the CPC if we should keep the paragraphs in the UR District, which are Section 403.4 d.3. (a) 1 & 2. Mr. Henwood stated the simplest way to prevent a house from being built 10 ft. from the property line is not to change the rear yard setbacks for houses but add another line, which says Minimum Accessory Use Rear Yard Setback-15 ft. That way there is no confusion that a house cannot be placed 10 ft. from the rear lot line.

Chair Strogin continued that would give the homeowners more flexibility in regards to accessory uses and make it more palatable for the Zoning Inspector to issue permits for such accessory uses/structures. She then handed out the Commission the following changes:

Existing UR-1/2 acre lots

Suggested

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

Min. Accessory Use Rear Yard Setback-15 ft.

PUDS-1/4 lots

Suggested

Min. Side Yard Setback:	10 ft.	No change
Min. Rear Yard Setback:	30 ft.	No change
Min. Accessory Use Rear Yard Setback-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.
Min. Accessory Use Rear Yard Setback: 10 ft.		

Change D-3a to:
Leave in paragraph a

Add new item a 1. All accessory uses minimum rear yard setback in R-2 Forestview Estates Subdivision shall be 10 ft.

Delete item a.2.
Code was changed to a 10 ft. side yard setback and a 10 ft. rear yard setback for sheds only.

Mr. Borrer asked if there was a size limitation for an accessory building. Chair Strogin stated if the structure can meet the 10 and 10 or 10 and 15 setbacks then no. There was a restriction on the size in the old R-2 regulations.

Mr. Borrer stated he felt this was unnecessary as he still could build the size of his accessory building he wanted and put it back on the property and it could be as big as a house. Chair Strogin stated the only place the size of an accessory structure was limited was the old R-2 District regulations which were written in 1999. In d.3.a. it explains why the code was different. We would leave that portion of the code alone and delete 1 and 2 as written which eliminates the size of the accessory building and put in its place a new a 1. To read, "All accessory uses minimum rear yard setback in R-2 Forestview Estates Subdivision shall be 10 ft."

Again Mr. Borrer stated he just wanted Zoning Inspector Ridgely to be clear about what size accessory building can be built behind the main structure (house). Chair Strogin again responded that as long as the side and rear yard setbacks can be met the structure can be built.

Mr. Borrer stated it could be a very large accessory building. Chair Strogin stated that is true but you cannot live in it. Mr. Borrer stated yes he could if he got rid of the main structure. He added leave the rear yard setback at 10 ft. and quit worrying about where an

individual wants to place the house. One would lose legally if someone wanted to build a house back that far so why create the aggravation. Chair Strogin stated an accessory use is not the main dwelling.

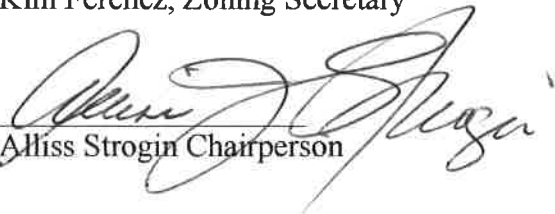
The rest of the Commission was in agreement with moving forward with the proposed amendments but asked Chair Strogin to put a draft together so the Commission was clear on the proposed changes before a motion would be made to set a public hearing on the matter.

Chair Strogin continued that also at the Commission's last meeting, it was agreed upon to change the area on Rt. 42 only from Hamilton Rd. to the Township line from BL to BG. She added she would like to move forward with both of the proposed changes at the next Commission meeting.

Having no further business before the Board, the meeting was officially adjourned at 8:08 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson