

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
OCTOBER 16, 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 Apana, Kuharik, Overmyer, Borrer and Strogin were in attendance.

The minutes of the September 18, 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 November 1, 2018 at 7:00 p.m.

**SITE PLANS**

**Dr. Nguyen-3613 Reserve Commons Dr.**

Ms. Heather Castino from LS Architects Inc. was present to represent Dr. Nguyen She stated that the doctor is moving down the street from his current location and wants to expand his office by adding an additional 3,105 sq. ft.

Mr. Overmyer made a motion to approve the change of use for Dr. Nguyen located at 3613 Reserve Commons Dr. as presented. It was seconded by Mr. Kuharik.  
ROLL CALL-Overmyer-yes, Kuharik-yes, Borrer-yes, Apana-yes, Strogin-yes.

**Ohio Cabinets-3812 Pearl Rd.**

Mr. Ed Bremer from EB Solutions/Ohio Cabinets was present this evening. He stated the nature of the business is kitchen and bathroom remodeling. They want to locate at 3812 Pearl Rd.

Mr. Borrer made a motion to approve the change of use for Ohio Cabinets to be located at 3812 Pearl Rd. as presented. It was seconded by Mr. Overmyer.  
ROLL CALL-Borrer-yes, Overmyer-yes, Apana-yes, Kuharik-yes, Strogin-yes.

Mr. Briola from Northcoast Sign and Lighting was present to represent the signage request for Ohio Cabinets. He stated this would just consist of the refacing of the existing 18 sq. ft. wall sign. The frontage of this business is 26'-6".

Mr. Borrer made a motion to approve a wall sign for Ohio Cabinets located at 3812 Pearl Rd. not to exceed 18 sq. ft. as presented. It was seconded by Mr. Kuharik.  
ROLL CALL- Borrer-yes, Kuharik-yes, Apana-yes, Overmyer-yes,-yes, Strogin-yes.

**Wendy's-3067 Medina Rd.**

Ms. Amy Noble from Ellet Signs was present to represent Wendy's. She stated that she was present last month as Wendy's is going through a rebranding, which included signage. At last month's meeting, the following were approved:

1. A re-facing of the existing wall sign
2. A re-facing of a second wall sign on east elevation (Eastpointe Dr.) as this is a corner lot
3. A re-facing of the existing high-rise sign
4. A re-facing of the 6 existing directional signs not to exceed 4 sq. ft. each

Ms. Noble stated she was before the Commission this evening to request another sign, which was left off last month. This request is to replace the existing wall sign, which reads, "Old Fashion Hamburgers" to a smaller wall sign (18.2 sq. ft.) to read "Quality Is Our Recipe." on the south elevation of the building. She added they were on the agenda for the Board of Zoning Appeals tomorrow evening.

Zoning Inspector Ridgely stated there was no variance for the original sign. A variance will be required for the proposed sign to be added to the south side of the building.

Mr. Borrer made a motion to deny an additional wall sign on the south elevation of the building for Wendy's located at 3067 Medina Rd. as it does not comply with the requirements of Section 605 I.1. of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Kuharik.

ROLL CALL-Borrer-yes, Kuharik-yes, Overmyer-yes, Apana-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.

<u>Existing UR-1/2 acre lots</u>	<u>Suggested</u>
Min. Side Yard Setback: 15 ft.	No change
Min. Rear Yard Setback: 30 ft.	No change

Section 403.3-Lot and Yard Requirement

**Add letter G. to read: Minimum Accessory Use Rear Yard Setback-15 ft.**

**Renumber current 403.3G to 403.3H.**

PUDS-1/4 lots

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

**Section 403.D-Planned Developments**

Changes to 403.4.D-3

- a. Special Setback Provision-Forestview Estates Subdivision

Delete Section 403.3 D-3a. 1 and 2 in their entirety:

Add:

Section 403.4 D-4 Minimum Accessory Use Rear Yard Setback-10 ft.

- a. Setback provision also applies to R-2 Forestview Estates Subdivision

Re-number current Section 403.4-D.4 to Section 403.4-D.5

Re-number current Section 403.5.D.5 to Section 403.4-D.6

Re-number current Section 403.4D.6 to Section 403.4-D.7

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 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. Mr. Borrer stated he was not changing his opinion since last month on accessory uses and rear yard setbacks and added he believed that if the setback was challenged the Township would lose in court.

Mr. Overmyer made a motion was made to set a public hearing on November 20, 2018 at 7:00 p.m. to consider the following text amendments

Accessory Rear Yard Setbacks in the UR-District, the PUDs and R-2 District as follows:

**Section 403.3-Lot and Yard Requirement**

**Add letter G. to read: Minimum Accessory Use Rear Yard Setback-15 ft.**

**Re-number current 403.3G to 403.3H.**

**Section 403.4D-Planned Developments**

**Delete Subsections 403.4D.3.a.1 and 403.4D.3.a.2 in their entirety.**

And add:

**Section 403.4D.4 Minimum Accessory Use Rear Yard Setback-10 ft.**

**Renumber current Section 403.4.D.4 to Section 403.4.D.5**

**Renumber current Section 403.4.D.5 to Section 403.4.D.6**

**Renumber current Section 403.4.D.6 to Section 403.4.D.7**

It was second by Mr. Kuharik.

ROLL CALL-Overmyer-yes, Kuharik-yes, Apana-yes, Borrer-no, Strogin-yes.

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 this map amendment change as well.

Mr. Borrer made a motion to set a public hearing on November 20, 2018 at 7:00 p.m. to consider the following proposed map amendments:

To amend the zoning district on Rt. 42 (Pearl Rd.) from Hamilton Rd. to the Township boundary line from its current (Limited Business) BL zoning designation to General Business (GB). It was seconded by Mr. Overmyer.

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

Chair Strogin stated because the deadline to be considered on the CPC November monthly meeting has passed the Commission will open up the hearing on November 20, 2018 and continue it to the Commission's December meeting.


Chair Strogin stated the meeting notice for November needs to read Zoning Commission public hearing November 20, 2018 at 7:00 p.m. with regular meeting to follow.

Chair Strogin reminded the Commission members about the APA workshop to be held on November 2, 2018 out in Mayfield Village.

Having no further business before the Board, the meeting was officially adjourned at 7:52 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson