

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
FEBRUARY 20, 2019**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Overmyer, Apana, Kuharik, Teeuwen and Strogin were in attendance. Alternate Commission member Angel Abshire was present.

The minutes of the January 15, 2019 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 March 7, 2019 at 7:00 p.m.

Edward Jones Investments-3848 Medina Rd. Suite 101

Mr. James Briola from Northcoast Sign and Lighting was present to represent the signage requests for Edward Jones Investments. The first sign request was for a wall sign with individual illuminated channel letters. The frontage of the business is 25 ft. The sign being requested is 20.125 sq. ft.

Mr. Kuharik made a motion to approve the wall sign for Edward Jones Investments located at 3848 Medina Rd. Suite 101 not to exceed 20.125 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

The second sign request was for a tenant panel to be placed on the existing pylon sign. The size of the sign is 7.3 sq. ft.

Mr. Overmyer made a motion to approve a tenant panel to be placed on the existing pylon sign for Edward Jones Investments located at 3848 Medina Rd. Suite 101 not to exceed 7.3 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Mr. Briola stated the last sign request was for a 4 sq. ft. directional sign to be placed on the building adjacent to the front door stating the company name.

Mr. Apana made a motion to approve a directional sign for Edwards Jones Investments located at 3848 Medina Rd. Suite #101 not to exceed 4 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

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Myers Capital Advisors-4087 Medina Rd. Suite 300

Mr. Greg Myers was present to represent the site plan for Myers Capital Advisors as the property owners had a death in the family. He continued that the nature of the business is financial investment services. They would be locating in the rear building of the complex in the lower level.

Ms. Teeuwen stated the square footage on the application did not match what was on the site plan. Zoning Inspector Ridgely stated that measurement was taken off the lease agreement. That is why it states "approximately" for the square footage. Chair Strogin interjected that certain areas are not calculated in the square footage such as lavatories, closets, hallways etc.

Chair Strogin then read the comments from Asst. Fire Chief Crumley which stated, "The Fire Department will need to be contacted prior to the business opening to conduct a fire safety inspection." Mr. Myers stated he would contact the Chief accordingly.

Mr. Overmyer made a motion to approve the change of use for Myers Capital Advisors to be located at 4087 Medina Rd. Suite #300 as presented. It was seconded by Ms. Teeuwen.

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

Mr. Myers stated the next request was for a 6.25 sq. ft. tenant panel to be placed on the existing monument sign.

Ms. Teeuwen made a motion to approve a tenant panel to be placed on the existing monument sign for Myers Capital Advisors not to exceed 6.25 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

Valley Storage-5010 Gateway Dr.

Ms. Gina Hackett was present to represent Valley Storage. She stated they have an existing building with an office behind the gate; and they would like to move the office up to that retail space. It was the first space upfront in the corner of the property.

Chair Strogin asked what would become of the existing office. Ms. Hackett stated it would probably become storage space.

Chair Strogin read the following comments from Asst. Fire Chief Crumley which stated, "The Fire Department will need to be contacted prior to the business opening to conduct a fire safety inspection." Ms. Hackett stated she would contact the Chief accordingly.

Mr. Kuharik made a motion to approve the change of use for Valley Storage located at 5010 Gateway Dr. as presented. It was seconded by Mr. Overmyer.

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

Ms. Hackett stated the second request is for the business name to be placed on the existing wall plaque.

Mr. Kuharik made a motion to approve a wall sign for Valley Storage on the front of the building not to exceed 5.2 sq. ft. as presented. It was seconded by Ms. Teeuwen.
ROLL CALL-Kuharik-yes, Teeuwen-yes, Apana-yes, Overmyer-yes, Strogin-yes.

MISC.

Chair Strogin stated the Trustees held their public hearing on February 7, 2019 on the proposed text amendments to the rear yard setbacks for accessory uses in the UR District, the PUD District and the R-2 Zoning District (Forestview Estates) as well as the map amendment 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) BG. the Business Limited District to General Business.

Chair Strogin continued that the recommendation by the CPC to include drive-ins as a permitted use in the BG District was left out of the letter of certification of the Zoning Commissions vote that was sent to the Trustees. She stated she then contacted Mr. Henwood from the CPC to see if the recommendation could be added as a modification at the Trustees public hearing. Mr. Henwood at first stated yes. Then Mr. Henwood contacted the Prosecutor's Office which stated that could not be done. Therefore the Trustees will continue their public hearing on the proposed text and map amendment as stated on the certification letter of the Zoning Commission with the omission of drive-thru's as a permitted use in the General Business District. This will take place on February 21, 2019 at 6:30 p.m.

Having no further business before the Board, the meeting was officially adjourned at 7:40 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson