

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
MARCH 19, 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 February 19, 2019 Zoning Commission were approved as written. Mr. Apana asked about the Trustees public hearing on changing the BL to BG on Rt. 42 from Hamilton Rd. to the border of the Township. Chair Strogin stated the Trustees turned down the recommendation by the Zoning Commission 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).

Chair Strogin then 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 April 4, 2019 at 7:00 p.m.

**Speedway-3239 Medina Rd.**

Mr. Neil Jeakle owner of National Illumination & Sign was present to represent the signage request for Speedway. The request was to reface/modify the existing LED price sign to digital sign. The old faces will be removed and new faces inserted. The size of the sign being requested is 24 sq. ft. Mr. Jeakle added the only thing this sign can do is change the gas prices. It cannot display messages or logos; it cannot blink, scroll or move in anyway.

Mr. Jeakle continued the sign has dimming controls built into it; one per side, which reads the ambient lighting conditions and adjusts accordingly. At nighttime it adjust down to 10% in power because it's not competing against daytime lightness. If one half of the sign is in the shade and the other is in the sun, the lights would adjust to that as well. The reason for the sign request is because there is a region wide attempt to create a scenario of no manual price signs. This will allow price changes to be done through the corporate office in Ohio.

Chair Strogin asked if the station itself could change the prices? Mr. Jeakle stated yes, but they would need to have a password. If a password were requested, corporate would then become aware of any changes that were trying to be made and could override them.

Ms. Teeuwen asked who was in control of the manual over ride for the brightness of the sign? Mr. Jeakle responded, a password would be needed to be able to do that. She then asked when the sign is initially turned on and it's brighter than the candlelight the

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Township allows; who would be in control to change it? Mr. Jeakle stated one could talk to the individual station owner, but the common misconception is that reader boards need to be a beacon of light for miles around but in reality that bright of a sign cannot be read. For a gas station, we just want those in the area to be able to read the price of the gas. If one makes LED technology brighter; all you do is create a halo, which is difficult if not impossible to read. Ms. Teeuwen commented she knew from experience that when the sign is initially turned on the lights is not dialed in on the exact candlelight. Mr. Jeakle stated the lights are on 24-7. The sign reads to ambient lighting and within seconds will dial down accordingly.

Mr. Apana made a motion to approve the digital sign for Speedway located at 3239 Medina Rd. not to exceed 24 sq. ft. as presented. It was seconded by Mr. Overmyer. ROLL CALL-Apana-yes, Overmyer-yes, Kuharik-yes, Teeuwen-yes, Strogin-yes.

### **David Berkley Insurance Group-3705 Medina Rd. Suite B**

Mr. Ed Gonzales owner of Fast Signs Medina was present to represent the wall sign for David Berkley Insurance Group. He stated they would be removing the existing "Health Market" sign and replace it with a sign stating the new name of the company, David Berkley. The nature of the business is health market insurance. The size of the proposed sign is 29.5 sq. ft.

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

Ms. Teeuwen made a motion to approve a wall sign for David Berkley Insurance Group located at 3705 Medina Rd. Suite B not to exceed 29.5 sq. ft. as presented.

It was seconded by Mr. Overmyer.

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

### **Take This Photography-3282 Old Weymouth Rd.**

Mr. Loomis was present to represent Take This Photography. Mr. Loomis stated his daughter, Whitney Stafford is the photographer. This business would be locating in a historic building in Old Weymouth.

Chair Strogin stated there is a lot of history with that building and the area of Old Weymouth in particular. Mr. Loomis stated he was very familiar with the area as his family use to run the General Store back in the civil war before it was referred to as Weymouth Pantry. Chair Strogin stated the reason she brought up the history was because in the past, there have been several complaints about certain businesses that went in there and the conditions they left the property. The owners of the building (Shurrells) have gone to great lengths to clean the property up as well as the building itself. Mr. Loomis stated he understood the situation. He and his daughter just moved their business out of a 1830 home in Granger and are well aware of the history of the area and wanted to stay in the general location.

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Chair Strogin asked if Ms. Stafford specialized in a specific type of photography. Mr. Loomis stated they offered a cross-section but his daughter's specialty is "on location" i.e. finding a creek, a woods an old barn to take photographs.

Mr. Apana asked about the rental portion of the business. Mr. Loomis stated the nature of that portion of the business is to provide props or backgrounds i.e. like a grouping of furniture to rent to other photographers. The main focus is the Victorian period. He added that he and his daughter are in the process of collecting furniture and paintings and other accessories of that time period to offer other photographers to rent for their shoots.

Mr. Kuharik made a motion to approve the change of use for Take This Photography to be located at 3282 Old Weymouth Rd. as presented. It was seconded by Mr. Overmyer. ROLL CALL-Kuharik-yes, Overmyer-yes, Apana-yes, Teeuwen-yes, Strogin-yes.

The second request was for a 6.5 wall sign. The business frontage is 27.5 linear feet.

Mr. Kuharik made a motion to approve a wall sign for Take This Photography not to exceed 6.5 sq. ft. as presented. ROLL CALL-Kuharik-yes, Teeuwen-yes, Apana-yes, Overmyer-yes, Strogin-yes.

Chair Strogin asked the Board if they would be willing to change the April meeting time from 7:00 to 7:30 as she had a previous engagement she had to attend. The Board agreed. Secretary Ferencz said she would contact the Gazette accordingly.

Chair Strogin also welcomed Angel Abshire as an alternate to the Zoning Commission.

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