

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
APRIL 16, 2019**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:31 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 March 19, 2019 Zoning Commission were approved as written. The zoning text amendments were handed out to the Zoning Commission to update their zoning code books. Mr. Overmyer asked that Celia Goe name be taken off the agenda as Township Secretary.

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. As of today's date, the next meeting of the Trustees will take place on May 2, 2019 at 7:00 p.m. at the Western Reserve Masonic Community located at 4931 Nettleton Rd. If that location changes the letter Secretary Ferencz sends out will have the correct location.

**The Palmary at Western Reserve Masonic Community-3995 Medina Rd. #100**

Mr. James Briola from Northcoast Sign & Lighting Services was present to represent the change of use request. Chair Strogin asked for clarification on the request. ZI Ridgley stated it was going to be a temporary business office location for Western Reserve while they were remodeling and expanding their facility.

Chair Strogin stated for the record that Western Reserve was renovating and adding to their existing facility. They would be constructing another Villa on their site.

Mr. Overmyer made a motion to approve the change of use for The Palmary at Western Reserve Masonic Community to be located at 3995 Medina Rd. #100 as presented. It was seconded by Mr. Kuharik.

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

Mr. Briola stated the second request was for a wall sign. Chair Strogin stated a variance was granted back in October 14, 1998 for all the portico signage to be 13 sq. ft. The request was for a wall 9.17 sign.

Mr. Apana made a motion to approve a wall sign for The Palmary at Western Reserve located at 3995 Medina Rd. Suite #100 not to exceed 9.17 sq. ft. as presented. It was seconded by Ms. Teeuwen.

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

Mr. James Briola stated the next request was for a tenant panel change on the existing pylon sign for The Palmary at Western Reserve. The sign would consist of 1.35 sq. ft.

Mr. Overmyer made a motion to approve a tenant panel for The Palmary at Western Reserve located at 3995 Medina Rd. #100 to be placed on the existing pylon not to exceed 1.35 sq. ft. as presented. It was seconded by Ms. Teeuwen.  
ROLL CALL-Overmyer-yes, Teeuwen-yes, Kuharik-yes, Apana-yes, Strogin-yes.

**Dollar Tree-2783 Medina Rd.**

Mr. Dale Grazey was present to represent Dollar Tree. He stated Dollar Tree would be locating the former location of Walsh University in Plaza 71. Chair Strogin stated a letter was received by the Fire Chief stating that permits would need to be secured by the Medina County Building Department before any work was begun.

Mr. Kuharik made a motion to approve the change of use for Dollar Tree to be located at 2783 Medina Rd. as presented. It was seconded by Mr. Apana.  
ROLL CALL-Kuharik-yes, Apana-yes, Teeuwen-yes, Overmyer-yes, Strogin-yes.

Mr. Dale Grazey stated he was also present to request for a wall sign for Dollar Tree. The wall sign would be 79.06 sq. ft.

Ms. Teeuwen made a motion to approve a wall sign for Dollar Tree to be located at 2783 Medina Rd not to exceed 79.06 sq. ft. as presented. It was seconded by Mr. Overmyer.  
ROLL CALL-Teeuwen-yes, Overmyer-yes, Apana-yes, Kuharik-yes, Strogin-yes.

Mr. Grazey stated the last request was for a 19.62 sq. ft. tenant panel to be placed on the existing pylon sign.

Mr. Apana made a motion to approve a tenant panel for Dollar Tree located at 2783 Medina Rd. to be placed on the existing pylon sign not to exceed 19.62 sq. ft. as presented. It was seconded by Mr. Kuharik.  
ROLL CALL-Apana-yes, Kuharik-yes, Overmyer-yes, Teeuwen-yes, Strogin-yes.

**Health Source-5019 Victor Dr.**

Mr. Ed Gonzoles owner of Fast Signs Medina was present to represent Health Source. He stated Dr. Kendel of Health Source was proposing to have a 24 sq. ft. double-sided illuminated sign cabinet erected to reflect the name of his business and two other tenants. Dr. Kendel stated he owned the building and his chiropractic practice d.b.a Health Source is located in the building as well as Fascial Impressions. There was also room for 1 more tenant in the building and on the sign.

Ms. Teeuwen made a motion to approve a ground sign for HealthSource located at 5019 Victor Rd. not to exceed 24 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

The second request was for a 5 sq. ft. tenant panel to be placed on the ground sign for Fascial Impressions.

Mr. Apana made a motion to approve a tenant panel to be placed on the ground sign for Fascial Impressions located at 5019 Victor Dr. Suite B not to exceed 5 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Having no further business before the Board, the meeting was officially adjourned at 8:16 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson