

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
May 21, 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.

The minutes of the April 17, 2019 Zoning Commission were approved as written.

Chair Strogin stated at last month's meeting, the Commission approved signage for The Palmary at Western Reserve Masonic Community. The sign was made 1 ft. larger than what was approved; but the total square footage can only be 13 sq. ft. per the variance granted by the BZA. It was an inconsequential change so it was approved administratively. It required no further action by the Commission.

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 May 30, 2019 at 7:00 p.m.

Sage Message Therapy-3247 Pearl Rd.

Ms. Jacqueline Cotman represented Sage Message Therapy. She stated that her business would consist of medical message therapy.

Mr. Overmyer made a motion to approve the change of use for Sage Message Therapy to be located at 3247 Pearl Rd. as presented. It was seconded by Mr. Kuharik.
ROLL CALL- Overmyer-yes, Kuharik-yes, Teeuwen-yes, Apana-yes, Strogin-yes.

Chair Strogin asked about signage. Mr. Cotman stated there was no signage being requested at this time.

Medina Vein & Vascular-3591 Reserve Commons Dr. Suite 201 & 202

Mr. Bradley Proudfoot attorney from Critchfield, Critchfield and Johnston represented the owners Norwalk Cardiac Thoracic & Endovascular dba Medina Vein & Vascular. He stated they would be moving to 3591 Reserve Commons Dr. Suite #201 & #202. This location would be used for office space and for minor medical procedures with no overnight stays.

Ms. Teeuwen made a motion to approve the change of use for Medina Vein & Vascular to be located at 3591 Reserve Commons Dr. Suite #201 & #202 as presented. It was seconded by Mr. Overmyer.
ROLL CALL-Teeuwen-yes, Overmyer-yes, Kuharik-yes, Apana-yes, Strogin-yes.

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Mr. Proudfoot stated he was also present to request signage for Medina Vein and Vascular. The request was for a 6.27 sq. ft. tenant panel to be placed on the existing identification sign.

Mr. Apana made a motion to approve a tenant panel for Medina Vein & Vascular located at 3591 Reserve Commons Dr. Suites #201 & 202 to be placed on the existing identification sign not to exceed 6.27 sq. ft. as presented.

It was seconded by Mr. Kuharik.

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

Medina Laser Wash & Valvoline-3277 Medina Rd.

Mr. Dave Sterrett from Medina Signs was present to represent Median Laser Wash & Valvoline. He began by stating that the existing sign was blown down in a windstorm. Therefore a new digital/static sign was going to replace the sign that was damaged.

Chair Strogin asked if Mr. Sterrett was familiar with the code on digital/message signs. Mr. Sterrett stated he was and would make his client aware of the regulations as well. Chair Strogin stated landscaping needed to be incorporated around the base of the sign. Mr. Sterrett acknowledged that there was existing landscaping, but if it needed to be redone because of storm damage it would be.

Mr. Sterrett stated that he also checked on the road right of way. Chair Strogin stated for the record that ODOT was going to be soliciting right of ways from the existing businesses on Rt. 18 for the road-widening project. She suggested when this sign is installed, it would be very beneficial that it is located in the proper location so it does not have to be moved. Mr. Sterrett responded he looked at the new right of way per ODOT's plans and the new sign should be about 12 ft. from the new right of way.

Chair Strogin stated she and zoning inspector Ridgely met with ODOT about a month ago. She continued that previously when ODOT took approximately 17 ft. of right of way on Rt. 42 it greatly affected placement of businesses as well as their signage. At this last meeting the representative from ODOT stated that "supposedly" there is a team of professionals out surveying the signs and getting a dollar value on the signs. Chair Strogin stated she and ZI Ridgely were told that ODOT is going pay x amount for a sign; take the sign and then sell it back to the owner at a very reduced price. The balance of the money is what the owner is supposed to use to re-install their signage.

Mr. Sterrett stated he looked at the plan Zoning Inspector Ridgely has regarding the project and then called ODOT but did not hear back from them. He then went with the owner of this property to take a look at the situation. The property owner met with ODOT so he knew how much right of way they are going to take.

Mr. Sterrett then asked, what if the sign ends up being 5 ft. from the land ODOT secures; they do not then take the sign but the sign is within the 10 ft. setback. Would there be an

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issue with the Township? Chair Strogin stated technically it would become a pre-existing, non-conforming sign. However business owners usually don't like that because when they go to sell their property, it's like having a lien on your property. Though legally the Township could not make the owner obtain a variance; most business owners do make their property "legally conforming" by applying for a variance.

Ms. Teeuwen asked if Mr. Sterrett looked at the plans to see if ODOT was making any changes to the ingress/egress of this business and would that have any impact on the placement of the sign. Mr. Sterrett stated he did not know if the business would be limited to one curb cut but believed the owner spoke to ODOT about it. Chair Strogin stated ODOT does not like left turn in for access to a business.

Ms. Teeuwen asked if there was a time frame for this sign to be installed. Mr. Sterrett responded, there is no signage except for one on the building itself. The owner wants to get the sign up as soon as possible. Mr. Sterrett stated he waits for approval before any parts of the sign are even ordered. Ms. Teeuwen told Mr. Sterrett to make sure there are not going to be any changes to the ingress/egress that would affect the placement of the new sign. Mr. Sterrett said he would double check with the owner.

Ms. Teeuwen then suggested tabling the sign request until all the details were known. Mr. Sterrett stated the sign could be moved 2 ft. more to the north if need be. It was his understanding that ODOT was taking 8 ft. from the current road right of way. He added the new sign is going to be placed 12 ft. from the right of way.

Mr. Sterrett stated the owner met with ODOT and the new right of way was already determined. He continued he met with the owner and they measured off and marked placement of the new sign. Ms. Teeuwen stated she could call ODOT and get that cut sheet by tomorrow which would show the exact location of the new right of way. Mr. Sterrett stated he did not want to wait another month for approval.

Chair Strogin then brought out the plans for the widening of Rt. 18 by ODOT. Ms. Teeuwen stated it appears the two drives for the business are going to remain in the same location. She then asked if the location of the sign was 10 ft. from the existing right of way as it did not appear to be. Chair Strogin stated this is the second time right of way was being taken by ODOT for the Rt. 18 road-widening project. The business owners applied for and were granted variances for their signage. She added that this was probably why the current sign is not 10 ft. from the existing road right of way but the files were locked up because ZI Ridgely was not present this evening due to illness. She added the new sign has to be 10 ft. back from the new road right of way regardless of where that right of way is located.

Mr. Sterrett stated he would double check where the proposed sign is going to be located but the ODOT project won't even begin for two years. Chair Strogin stated if the sign cannot be a minimum of 10 ft. from the road right of way a variance would need to be

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applied for and granted. Chair Strogin stated this is a rare occasion that when this request goes before the Trustee for final approval on May 30th, they may table the request or make Mr. Sterrett file a new application until the new right of way and the new sign location are verified. Mr. Sterrett stated the owner was supposed to be here this evening but he is not. He added he would speak with the owner tomorrow as well as ODOT hopefully before the Trustees meeting on the 30th, but he would like the Commission to vote this evening on the submittal.


Mr. Overmyer made a motion to approve a digital/static ground sign for Medina Laser Wash & Valvoline located at 3277 Medina Rd. not to exceed 30.93 sq. ft. to be placed 10 ft. from the road right of way and to incorporate landscaping as presented. It was seconded by Mr. Kuharik.

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