

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/REGULAR MEETING
JANUARY 21, 2020**

Acting Chairperson Alliss Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Traves Kuharik, Teeuwen, Apana and Strogin were in attendance.

ORGANIZATIONAL MEETING

Election of Officers

Secretary Ferencz called for nominations for Chairperson.

Mr. Kuharik made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2020. It was second by Ms. Teeuwen. The nominations were closed.

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

The meeting was turned over to Chair Strogin. Chair Strogin then called for nominations for Vice Chairperson.

Mr. Apana made a motion to nominate Ms. Teeuwen as Vice Chairperson of the Zoning Commission for the calendar year 2020. It was second by Mr. Kuharik. The nominations were closed.

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

Set hearing dates/Confirm hearing posting

The Commission stated they would continue to meet on the 3rd Tuesday of the month at 7:00 p.m. Posting of the meeting would be placed on the Town Hall marquee, website and The Gazette accordingly.

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

The organizational meeting was closed at 7:10 p.m.

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:10 p.m. Permanent Board members Traves, Apana, Kuharik, Teeuwen and Strogin were in attendance.

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

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obtain final approval from the Board of Trustees. The next meeting of the Trustees has yet to be announced. The Secretary will send a letter with the date of the Trustees meeting and the applicants this evening will have to attend that meeting for final approval.

Tabled Item

Brew Garden Wine Bar-4913 Grande Blvd.

Chair Strogin stated this item was tabled last month because a more detailed plan was needed as well as the fact there were variances that needed to be considered by the BZA. The variance for the rear setback was granted but the variance request to reduce the size of the parking spaces was denied. Chair Strogin continued that the number of parking spaces for the previous business i.e. Golden Corral was based on the amount of seats they had which is a totally different number than what the Brew Garden seating would be. Mr. Potopsky interjected that the patio seating for Brew Garden is seasonal and on the other side of the building where the banquet halls would be located; they would only be rented out once a week.

Chair Strogin stated the parking now was going to be based on the alternate option of basing it on the square footage of the building; which is 10,530 sq. ft. The end result is 140 parking spaces are required and Mr. Potopsky has 149 parking spaces.

Mr. Traves asked about the fascia of the fence that would screen the coolers. Mr. Potopsky stated it would match the back of the building. Chair Strogin stated the Township does not have architectural review so we cannot control the colors, etc. Mr. Traves stated actually it was not a fence it was an enclosure. Chair Strogin stated that does not matter, the Township cannot tell him what color it had to be but could only make suggestions.

Secretary Ferencz read a comment from the Fire Chief which in sum stated if the applicant was going to do more than paint or put in new flooring at this time; approval would need to be received by the Medina County Building Dept.

Ms. Teeuwen made a motion to approve the site plan for Brew Garden Wine Bar to be located at 4913 Grande Blvd. as presented. It was seconded by Mr. Kuharik.
ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Traves-yes, Strogin-yes.

My Personal Trainer-3733 Stonegate Dr.

Mr. Thomas Yankovich from Ellet Neon Sales & Services was present to represent My Personal Trainer. The nature of this business was self explanatory.

Mr. Apana made a motion to approve the change of use for My Personal Trainer to be located at 3733 Stonegate Dr. as presented. It was seconded by Ms. Teeuwen.

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

The next requests were for signage. Mr. Yankovich stated the first request is for an 18 sq. ft. wall sign. The linear frontage of the business is 18'-6".

Mr. Kuharik made a motion to approve a wall sign for My Personal Trainer and Wellness located at 3733 Stonegate Dr. not to exceed 18 sq. ft. as presented. It was seconded by Mr. Traves.

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

Mr. Yankovich stated the second sign request is for a 5.8 sq. ft. tenant panel to be placed on the existing ground identification sign.

Ms. Teeuwen made a motion to approve a tenant panel for My Personal Trainer located at 3733 Stonegate Dr. not to exceed 5.8 sq. ft. as presented. It was seconded by Mr. Apana.
ROLL CALL-Teeuwen-yes, Apana-yes, Kuharik-yes, Traves-yes, Strogin-yes.

Splash Car Wash-4160 Pearl Rd.

Mr. Tony Cerny from Architect Design Studios represented Splash Car Wash. Mr. Cerny stated Splash Car Wash is interested in purchasing the old Bill Doraty car lot across the street from Wal-Mart. Chair Strogin asked if the lot has been purchased as of yet? Mr. Cerny stated no; he did not know if it was under contract as of today or not. Chair Strogin stated the reason she was asking was that Gerspacher Realty sent ZI Ridgely a message today that stated, "Get these deals before there gone. The property at 4160 Pearl Rd. has been reduced by \$300,000 to \$1.3 million." Mr. Cerny stated his clients are in the middle of negotiations regarding this property. As far as he knew they are still going forward. He added that it was probably just a generic e-mail that went out.

Mr. Traves asked if the deal has not been signed because there is a question if this is a permitted use on that property? Chair Strogin stated no; but the Township usually does not consider approval of a site plan unless it is under contract. Mr. Cerny asked why? Chair Strogin stated how could we give approval for a use on a piece of property if the party in question does not own the property? Mr. Cerny stated Mr. Doraty has given written permission (see file) to represent this project. They are in negotiations; probably having discussions on the final price. There is some type of purchase agreement that is going back and forth between the attorneys Secretary Ferencz read the permission to represent. (See file).

Mr. Cerny stated Splash currently has two such operations; one in Fairlawn and one in Green. He added they are in conversation with ODOT regarding ingress/egress and the County over sewer and water. This is a tunnel layout carwash. The cars pull into the site and there is a bug station (an area where one can wash the bugs off the car prior to entering the car wash) in the rear and then there are the pay stations on the side. There will be 3 pay stations with one attendant in case of any issues. The car goes through the car wash and then you have a choice of exiting or moving over to use the vacuums that are located by the front of the building.

Mr. Cerny added this facility will allow for single washes as well as sell monthly passes but the vacuums are free. The driver stays in the car the entire time. There is a conveyor belt that moves the car through the tunnel. Mr. Apana had an article from Mimi's newspaper showing exactly how this type of car wash works. Mr. Cerny concluded that he also brought in the photometric lighting plan for the project per ZI Ridgely's request. All the light poles were at the 20 ft. height requirement of the Township.

Mr. Traves questioned if this is a permitted use in the BI District. There is no car wash listed but there is the caveat if previously approved by Medina Township Trustees as a similar use. Chair Strogin stated yes there is a car wash in the Township; but this use is retail service. Mr. Traves questioned that determination for this use. Mr. Cerny stated the Township already has a car wash in the BI District. ZI Ridgely interjected it was no different than a lube stop; it was a retail service. Mr. Traves stated he did not agree that this was in the same category but if the Township Trustees have made approval of such a use being a similar use to the permitted uses...

Chair Strogin then brought up the canopy at the pay station. Mr. Cerny stated gas stations have canopies. Chair Strogin stated the canopy is in the setback; therefore a variance would need to be requested. Mr. Cerny responded that if that were the case then he would apply for a variance.

Chair Strogin asked about the extension of the road. She stated for the record that the Township required the road to be extended to Hillview Way. The road comes through Verizon's parking lot and then the road was put back behind Five Guys. Anyone who purchases the rear of the Spork property will be required to continue that road over to where it touches the Home Depot site because the intent of the Township was to make that connection so that anyone on Grande Blvd. can drive that road to go from Grande Blvd. over to Hillview way and not have to go out onto Rt. 42. She added that could provide the carwash with another means of ingress/egress. Mr. Cerny stated his client was not interested as they felt it was too expensive. The connector road that runs between the restaurants and Home Depot was in another location and not where the Carwash would be located. He added his client did not feel there would be enough traffic to warrant that connection at this time.

Chair Strogin asked if the building could be manipulated differently on the site. Mr. Cerny stated no, as it barely fits on the site as proposed. The optimal solution would have been to run the tunnel east and west, not north and south, but the length of the tunnel would not accommodate that orientation. The tunnel used to be 135 in length. The equipment operations plan was changed and now the tunnel length is 175 ft. Originally they were only going to use half the lot and ask for a variance to do a lot split; but with the new tunnel size that was not going to happen.

Mr. Traves stated cars probably use the vacuums 50% of the time so from a safety standpoint wouldn't it be better to have a dedicated ingress/egress as that would provide a safer traffic pattern. He added Pearl Rd. is a very bad traffic location coming in and out

and those that wanted to use the vacuums...looks like there is enough room on the other side to put an exit. Mr. Cerny stated they were trying to avoid any cross traffic. Circulation is almost always counterclockwise. He added he was not saying that ODOT would not give them an in and an out but...ODOT really limits the number of ingress/egresses. Mr. Cerny said this driveway lines up with Wal-Mart and that is what ODOT wants.

Chair Strogin stated 4-5 years ago ODOT widened Pearl Rd. They did not want left hand turns and took quite a bit of frontage from businesses along Pearl Rd. The wanted businesses to have just one means of ingress/egress therefore limiting the number of curb cuts off of Rt. 42. Mr. Cerny commented if ODOT makes them put in a turn lane the project would not move forward.

It was stated for the record that there is no signage being requested at this time.

Mr. Apana made a motion to recommend the denial of the site plan for Splash Car Wash to be located 4160 Pearl Rd. as it does not meet Section 406.3D.b)1-Minimum Side Yard Setback requirement of the Medina Township Zoning Resolution. It was seconded by Mr. Kuharik.

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

Having no further business before the Board, the meeting was officially adjourned at 8:02 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson

MEDINA TOWNSHIP

ZONING COMMISSION

MEETING HELD Jan 21, 2020

NAME

ADDRESS

<u>NAME</u>	<u>ADDRESS</u>
Alliss Shogrin	Staff
RICHARD MARCO	STAFF
Thomas Yankovich	3041 E. Waterloo Rd Akron, OH 44312
LANCE TRAVES - member	4096 Sacramento Blvd Medina
Angel Behize	Staff
J. Gura	Staff
Tony CERNY	620 E. Smith Rd. Medina.
BONITA TEEUWEN	STAFF
fora KUHARIK	STAFF
PAT POTOLBY	301 Thomas Lincoln
Chuck Johnson	3298 FOSKOTT
Dawn Ridge	MT