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**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
FEBRUARY 18, 2020**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Permanent Board members Traves, Apana, Kuharik, Teeuwen and Strogin were in attendance.

The minutes to the Commission's January 21, 2020 organizational/regular meeting were approved as amended.

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 5, 2020 at 7:00 p.m.

Seventh Day Adventists Church-3866 Medina Rd.

Mr. James Briola from Northcoast Sign and Lighting represented Ohio Conference of the Seventh Day Adventists and their signage request. He stated ODOT again was widening Medina Rd. As a result, the sign will need to be moved back 36 ft. Therefore the Church wants us to remove their existing sign and replace it with a new digital ground sign. The sign would consist of 32 sq. ft. The top cabinet of the sign will have the name of the Church. Below that will be the digital sign that will sit on a 36 inch base. The address of the Church will be located on the base. Mr. Briola stated they would use the existing electricity that is already in place on the property for the new sign.

Chair Strogin asked if Mr. Briola knew how much road right of way ODOT would be taking? Mr. Briola stated he was not sure but the new sign would be 11 ft. back from the new road right of way.

There was then discussion about the Church wanting to keep the old sign to which Chair Strogin stated the Church was not permitted to have two signs. She then asked who was going to be responsible for removing the old sign Mr. Briola or ODOT? Mr. Briola stated at first the Church wanted to cover the sign but he found out that was not allowed per the Township. Chair Strogin stated that was correct. Mr. Briola stated the old sign was going to be removed when the new sign was installed. He added he did not know ODOT's timeframe of getting this project underway but they had an office in close proximity so he would stop in and speak to ODOT to clarify who would be removing the sign and when the sign would be removed. Mr. Briola added that it would take 6 weeks for the sign to be built so in the mean time he would speak to ODOT as well as the Church and have confirmation as to who is going to remove the sign and that cost would then be reflected on the quote with the Church accordingly. Ms. Teeuwen interjected that there should be a line item for that so the Church knows who is taking out the sign and the cost charged for that task.

Chair Strogin stated she was of the understanding that ODOT was paying for the removal of the old sign and for the construction of the new sign but at ODOT's discretion. However the Church does not want to wait until ODOT decides to take the sign out. Again Mr. Briola stated he would speak directly to ODOT and make sure all three parties were on the same page regarding the sign removal and cost thereof.

Ms. Teeuwen asked Mr. Briola to also clarify to the Church about the regulations regarding digital signs such as illumination, movement and duration of message. Mr. Briola responded the digital signs his company uses can be adjusted accordingly for illumination, movement and duration of message. It will be programmed to meet the criteria of the Township. Chair Strogin stated she believed Ms. Teeuwen was concerned if the Church was aware of the zoning regulations for a digital sign. Zoning Inspector Ridgely interjected that the Church was aware of the regulations for a digital sign.

Mr. Traves reiterated that the existing electrical would be implemented and no other improvements would be made. Mr. Briola stated that was correct.

Mr. Kuharik made a motion to approve a digital ground sign for Seventh Day Adventists Church located at 3866 Medina Rd. not to exceed 32 sq. ft. as presented. The existing sign is to be removed prior to the erection of the new sign. It was seconded by Ms. Teeuwen.

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

Serpentini Chevrolet Medina-3880 Pearl Rd.

Mr. Jason Anderson represented Serpentini Chevrolet Medina. He stated that Pat O'Brien sold the business to Serpentini but the attorney's made a mistake and did not change the name to Serpentini so they are going through that process now. He stated the first request was just a change of ownership from Pat O'Brien Chevrolet to Serpentini Chevrolet Medina.

Mr. Kuharik made a motion to approve the change of ownership for Serpentini Chevrolet Medina to be located at 3880 Pearl Rd. as presented. It was seconded by Mr. Apana.

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

The next requests were for signage. Mr. Anderson stated the first sign request is for a 32 sq. ft. wall sign. It would be just a panel change to reflect the new name Serpentini Chevrolet Medina. The linear frontage of the business is 183 sq. ft. Chair Strogin stated for the record that a variance was granted by the BZA back on August 21, 2013 for a 32 sq. ft. wall sign.

Mr. Apana made a motion to approve a wall sign for Serpentini Chevrolet Medina located at 3880 Pearl Rd. not to exceed 32 sq. ft. as presented. It was seconded by Ms. Teeuwen.

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

Mr. Anderson stated the second sign request is for a 40 sq. ft. ground sign. Again it would be a panel change reflecting the new name i.e. Serpentine Chevrolet Medina. Chair Strogin stated for the record that a variance was granted by the BZA back on September 18, 2013 for a 40 sq. ft. ground sign.

Ms. Teeuwen made a motion to approve a ground sign for Serpentine Chevrolet Medina located at 3880 Pearl Rd. not to exceed 40 sq. ft. and 10 ft. in height as presented. It was seconded by Mr. Kuharik.

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

Hill View Way Capital LLC-4184 Pearl Rd.

Mr. Grant Reeves from Maple Lane Holdings LLC represented Hill View Way Capital LLC. Chair Strogin interjected this is the rear portion of the Spork property which is located behind Five Guys restaurant.

Mr. Reeves stated the map shows the current road system with the existing easements. The house and building are no longer on the property. However with all the overgrowth the existing road system is not visible; we need to remove all the weeds and bring the gravel back to the top so it is functional. The two existing buildings would be used for storage. All of the parking shown is there but again Mr. Reeves added it needs to have all the weeds and debris removed.

Chair Strogin stated for background information, Mr. Spork died several years ago and his son did nothing with the property and it went into disrepair. She commended Mr. Reeves and his associates for the clean up that has taken place and will continue to be done. Mr. Reeves stated 9 dumpsters have been taken out of the property to date.

Chair Strogin stated the development of this property would take place in phases. Mr. Reeves stated one of his businesses is Dock Dogs, which is an aquatic program where dogs run off docks into water. The second is the Magic of Lights, which puts on a drive-by light show at the Fairgrounds in Berea during the holiday season. We own those two event companies so we want to store our materials in the trailers and on the property. He added each of the buildings there are 7200 sq. ft.

Chair Strogin stated the Spork property was an active business of car collections, a Maaco auto body shop and an antique store operating in the different buildings on the property. Down the road there will be other businesses brought in during the phases of development. Right now Mr. Reeves will be using the existing buildings on the property as well as the existing parking lots. Mr. Reeves stated that he will have to come back before the Commission for building renovation improvements as one of the buildings needs a new roof. Chair Strogin stated the roof would not need a permit from the Township. Mr. Reeves stated he would be back before the Commission to ask for a canopy but not at this time. It's on the application but he has not had drawings rendered at this time. Chair Strogin stated the Commission could consider the change of use and the additional 840 sq. ft. office space. The drawings would need to be submitted for the

permit. ZI Ridgely stated then the permit she writes would then need to be taken to the County.

Mr. Reeves stated he just found out there is no address for this property; the County is going to issue one. The address on the application is actually the old address, which is part of the front of Five Guys portion of one of the lots. This will take 3-5 weeks. Mr. Reeves added the estate of William Spork is transferring the property to Hill View Way Capital LLC. It closes on March 13, 2020.

The Assistant Fire Chief had the following comments:

After review of the application and visiting the site the only concern the Fire Department has at this time is how access to the buildings will be maintained. Currently they are using the access from the old car dealership and I know that the dealership property is also under review for development and if that is approved how will access then be obtained.

ZI Ridgely responded as follows:

The Zoning Commission will have to ask the applicant at the meeting about how they will maintain access to the buildings. As far as current access they are using an access from the old Doraty property. They do have an easement off of Hillview Way behind Verizon as well as an easement off of Pearl Rd. into the Five Guys plaza to get back to that property. I will pass this along to the Zoning Commission for their meeting to discuss.

Chair Strogin stated this property has access off of Hillview Way which is the road that comes off of Hillview and the back of the Five Guys property. During the arrangement of the Five Guys property there was access off of Pearl Rd. (Rt. 42) given back to this property so there are two means of access. She added Assistant Fire Chief Crumley saw the property with all the vegetation. It did not look like there was a road that any piece of fire safety equipment could get to. Chair Strogin stated knowing Mr. Reeves was going to be bringing equipment to the property there will be a road there sufficient to handle the equipment or the vehicles would get stuck. Mr. Reeves stated absolutely. With weather permitting; as soon as possible the access road will be put in and the curb cut done so that a semi-truck has the ability to get around the corner or even a fire truck in the event of a fire.

Mr. Traves asked if the primary access would be off of Hillview Way. Mr. Reeves stated there are two accesses; one off of Pearl Rd. and the other is a 60 ft. easement off of Hillview Way that comes directly across from Duncan Donuts and enters through the two parking lots. Mr. Traves asked about the material of the road. Mr. Reeves stated it would be stone aggregate.

Chair Strogin asked if Mr. Reeves was going to have a dumpster for his business? Mr. Reeves stated no. Chair Strogin asked about lighting. Mr. Reeves stated the electricity would be turned on around March 13th-14th but there was no plans for additional lighting

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at this time. Chair Strogin stated as the property develops; detailed plans will need to be submitted for approval by the Township.

Ms. Teeuwen made a motion to approve the change of use for Hill View Way Capital LLC as well as the addition of an 840 sq. ft. office to be located on PP#02606C12047 & PP#02606C1205 (former Spork Estate) as presented. It was seconded by Mr. Kuharik. ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Traves-yes, Strogin-yes.

Ms. Teeuwen asked if a copy of any variances that were granted for any of the applications before the Commission could be included in the packets that were mailed out to the board members. There was a lengthy discussion as to if that was necessary as ZI Ridgely writes on the application if a variance was granted by the BZA. The final decision was that if a variance was granted, the letter that confirmed the decision of the BZA would be included in the Commission members packets moving forward if available.

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