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**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
MARCH 17, 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, Kuharik, Teeuwen and Strogin were in attendance. Apana absent. Alternate member Mr. Richard Marco Sr. sat in for a full board.

The minutes to the Commission's February 18, 2020 regular meeting were approved as written.

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 April 2, 2020 at 7:00 p.m.

Palmer Engineering Company-3745 Medina Rd. Units A & B

Mr. Mitchell McCoy was present to represent Palmer Engineering Company. The use would be office space. This is the office building behind Santosuosos' restaurant. Mr. McCoy added they currently are leasing space in Akron off of White Pond Drive and we have now purchased this office space to relocate the company.

Mr. Kuharik made a motion to approve the change of use for Palmer Engineering Company to be located at 3745 Medina Rd. Units A & B as presented. It was seconded by Ms. Teeuwen.

ROLL CALL-Kuharik-yes, Teeuwen-yes, Marco Sr.-yes, Traves-yes, Strogin-yes.

Sunoco-3980 Pearl Rd.

Mr. Patel represented Sunoco. For the record Chair Strogin stated this is the existing Sunoco gas station/convenience store on Pearl Rd. It was open for a while and then it was closed. Now Mr. Patel is the new owner and will be reopening the business.

Mr. Kuharik made a motion to approve the change of use/ownership for Sunoco located at 3980 Pearl Rd. as presented. It was seconded by Mr. Traves.

ROL CALL-Kuharik-yes, Traves-yes, Teeuwen-yes, Marco Sr.-yes, Strogin-yes.

Ken Ganley KIA-2925 Medina Rd.

Mr. Matt Kensel from Ken Ganley KIA was present to represent their signage requests. This is the former Bill Doraty KIA dealership, which has now been taken over by Ken Ganley. The first request was for a wall sign to replace Bill Doraty's name with Ken Ganley. The size of the sign is 17.59 sq. ft.

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Mr. Kuharik made a motion to approve a name change on the existing wall sign for Ken Ganley KIA located at 2925 Medina Rd. not to exceed 17.59 sq. ft. as presented. It was seconded by Ms. Teeuwen.

ROLL CALL-Kuharik-yes, Teeuwen-yes, Traves-yes, Marco Sr. -yes, Strogin-yes.

Mr. Kensel stated the second sign request is for a sign on the glass above the main door entrance. Again it was a name change from Bill Doraty to Ken Ganley. This is the sign that is facing Rt. 18.

Mr. Traves then questioned if the sign facing I-71 had to have a permit from ODOT. Per the application submitted there are distance points referenced. Chair Strogin stated that 660 ft. requirement was for high-rise signs only. ZI Ridgely stated she was not at work the day these applications were submitted. Unfortunately what was sent to the Commission was the permit she writes for a sign which has nothing to do with the action of the Commission. She then produced the submittal page that should have been sent to the members along with the applications. Mr. Traves stated that Section 602.B ODOT Permits states, "all signs within 660 feet of the rights-of-way of Interstates 71 and 271, Rt. 18 and Rt. 42 are also subject to the regulations adopted pursuant to Chapter 5516. Zoning certificates for signs within 660 ft. of these rights-of-ways shall not be issued without evidence that a permit has first been issued by ODOT or notice from ODOT that a state permit is not necessary."

Chairman Strogin then read Section 605.D High-rise sign, which states "In addition, each business may, within 660 ft. of the Interstate 71 right-of-way, have one high rise accessory sign that is designed to be seen from Interstate 71. Such sign shall be located within 660 ft. of the Interstate right-of-way ..." That is where the 660 ft. comes in. Mr. Traves stated he did not agree. Section 602 is a separate limitation that would apply to any and all signs and 605.D. is an additional limitation that states a business is only allowed one elevated sign that would be permitted in that area subject to those limitations.

Chair Strogin stated this is a replacement sign so it is not new regarding its size and location.

Mr. Traves continued that the permit should state the distance from the property lines and or the road right-of-way and if the sign is going to be lighted. It was not prudent if the Township had incomplete forms. ZI Ridgeley stated all that information is on the permit she will issue for the sign. Again ZI Ridgely stated the Commission was given the wrong cover sheet for the application submittal. Mr. Traves continued that he felt that other signs were approved in the Township without ODOT saying whether a permit was or was not necessary from them in order for the Commission to proceed with our approval. The last sentence says...

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Chair Strogin interjected unless it was a high-rise sign, ODOT has not said anything about the need for submission to them or approval. Mr. Traves stated then there should be a blanket letter from them that no review/approval was needed by their agency. Mr. Traves continued that regarding the sign for the Church on Rt. 18 that was approved a month or so ago, it too was a replacement sign that was moved farther back because of the taking of ODOT. ZI Ridgely stated the code requires a ground sign to be 10 ft. from the road right-of-way or an identification sign needs to be 20 ft. from the road right-of-way. As far as wall signs, ODOT is not involved.

Mr. Traves stated as a board, he felt there needed to be clarification from ODOT in regards to any of their signage requirements within their frontage of State routes or follow the requirement that we send an e-mail to ODOT asking them if we need approval from them as well.

Ms. Teeuwen stated she used to work for ODOT and the standards the Township has for signs for the offset of signs from the road right-of-way are consistent with ODOT standards.

Mr. Traves stated this was an issue with previous litigation with Bill Doraty's "inflatables" being signs and ODOT's regulations as it pertained to his proximity to I-71. Chair Strogin stated the high-rise sign language in the zoning code was modified in the year 2000 and the Doraty case was 5-6 years ago. The code was not changed because of Mr. Doraty's operation. In sum, the consensus of the Commission was to have communication from ODOT that they had no concern or jurisdiction over a sign application that was submitted along Rt. 42, Rt. 18 or by I-71.

Chair Strogin gave the history of signs along Rt. 18 and the Ohio Beautification program that allowed the types, sizes and heights along the Rt. 18 and Rt. 42 corridor.

Mr. Traves made a motion to approve a sign for Ken Ganley KIA located at ^{2925 ajs} 2995 Pearl Rd. not to exceed 17.5 sq. ft. sq. ft. as presented. It was seconded by Mr. Marco Sr. ROLL CALL-Traves-yes, Marco Sr.-yes, Teeuwen-yes, Kuharik-yes, Strogin-yes.

Having no further business before the Board, the meeting was officially adjourned at 8:42 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson