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**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
September 15, 2020**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:05 p.m. Permanent Board members Apana, Kuharik, Traves, Teuween, and Strogin were in attendance. Alternate members Ms. Angel Abshire and Mr. Richard Marco Sr. were also present.

The minutes to the Commission's July 21, 2020 were approved as amended. The August 18, 2020 meeting minutes 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 October 1, 2020 at 7:00 p.m. It was not known if applicants would have to attend that meeting. Secretary Ferencz would put that information in the letter that would go out to each applicant.

Granger Tree Service Inc. 3790 Pearl Rd.

Mr. Shaine Bach represented Granger Tree Service. He stated he wanted to lease the old Streetside Café site on Pearl Rd. to park company vehicles and sell byproducts of his tree service i.e. firewood. Chair Strogin asked what was the retail portion of this business. Mr. Bach answered the selling of firewood. He added he intended to split the wood at this site. They would bring in logs that are already cut and then they would be splitting it into firewood.

Mr. Traves stated when he looked at the permitted uses in the General Business District retail is one of them. He said he questioned the actual splitting of the firewood and the parking of the vehicles as being a permitted use on this property in the General Business District. Mr. Traves stated there was a more intensive commercial district south of Fenn Rd. that would permit landscaping and parking of large vehicles.

Mr. Bach asked if his use would be permitted if he just sold firewood and did not do any splitting of wood. Mr. Traves stated he would have no issue with that but there are setbacks he would have to be adhere to for the product so it does not block sight distance or interfere with vehicular traffic on Pearl Rd.

Mr. Brian Cress, owner of the property addressed the Commission. He asked if the door could remain open on allowing Mr. Bach to split firewood. Mr. Traves stated it was up to the Commission to determine if this proposed business is a permitted use in the General Business District. If not a variance could be requested from the Board of Zoning Appeals. Secretary Ferencz interjected that use variances are not permitted in Medina Township.

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Chair Strogin stated as far as firewood being stacked, nothing is allowed to be in the road right of way. She added she did not have an issue with the splitting but did not want to see large logs brought in to cut and then split. Chair Strogin asked about the vehicles Mr. Bach mentioned to be parked at the property. Mr. Bach stated he has a chipper and two trailers as well as equipment he uses for his tree service. Eventually he would be adding a bucket truck. Chair Strogin asked about the chain link fence. Mr. Bach stated the fence would be used to hide the firewood. She then asked about the hoop house on the site plan. Mr. Bach stated that is where they would be splitting the wood.

Mr. Traves stated he did not believe, after listening to the applicant, that this use was consistent with the permitted uses in the General Business District.

Mr. Bach asked if it would be permitted if he only parked his vehicles/equipment on the site and did not split wood. Mr. Traves said he would be amenable to just the selling of firewood (no bringing in logs or splitting of the wood) on that parcel.

Mr. Cress asked Mr. Bach how big were the logs that would be brought to the lot and then split. Mr. Bach stated they were not really logs per say but were already cut into 16 inch pieces that they then would split.

Mr. Traves again reiterated that the proposed use to him was not an activity that was permitted in the General Business District. To do so he believed would be heading for a slippery slope.

Ms. Teeuwen stated she did not believe the storing of vehicles and equipment was a permitted use in the BG District. Mr. Cress interjected the vehicles would not be stored they would be parked. The reason he is saying this is that he did not want the Commission to think this was a storage facility for equipment that would no longer be used or seldom used as part of Mr. Bach's business.

Chair Strogin asked where the vehicles were being stored currently. Mr. Bach answered at "home."

It was discussed if this item should have a legal opinion from the Prosecutor's Office. Mr. Traves stated Dollar General, which is right next door, is strictly a retail establishment. If a variance could have been applied for, all the adjacent neighbors would be notified of this potential use and could comment accordingly. This is not the case. The proposed use of a contractor site in regards to splitting wood and the parking of vehicles is better addressed in the more intensive BI District south of Fenn Rd.

Chair Strogin asked if the sale of firewood would be seasonal. Mr. Bach stated no, it would be year round. Chair Strogin asked where the wood would be coming from. Mr. Bach stated he runs a tree service so it would be a byproduct of his business. The trees

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would be cut at the job site and then brought to this site. Chair Strogin stated this is a gray area as to if this would be a permitted use in the General Business District.

Mr. Cress stated all the vehicles that would be at the site were plated and insured. These vehicles would leave in the morning and come back at night. This is not a storage facility.

Secretary Ferencz asked the applicant if he wanted to go through with the vote this evening or wait until an opinion was rendered by the Prosecutor's Office. It was apparent the Commission had concerns with the splitting of wood and the storage of contractor vehicles. This operation has the potential of becoming larger in size and scope. The Commission members commented they would like to have an opinion by the Prosecutor before taking a vote.

After a lengthy discussion, the applicant Mr. Shaine Bach asked to have his agenda item tabled.

Ms. Teeuwen made a motion to table the change of use for Granger Tree Service Inc. located at 3790 Pearl Rd. to get an opinion from the Prosecutor's office in regards to the nature of the business as a permitted use in the GB District. It was seconded by Mr. Traves.

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

Chair Strogin stated for the record the comment from the fire department was that all building plans for the proposed use must be submitted to the Medina County Building Department for review, approval and permit.

Medina Sports and Family Chiropractic-2755 Medina Rd.

Mr. Paul Brilla from Fastsigns Medina was present to represent the sign request for Medina Sports and Family Chiropractic. The use was approved back in June/July of this year. The size of the sign would be 15 sq. ft. The business has 15 ft. of linear frontage.

Mr. Apana made a motion to approve a wall sign for Medina Sports and Family Chiropractic located at 2755 Medina Rd. not to exceed 15 sq. ft. as presented.

It was seconded by Mr. Kuharik.

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

Republican Party of Medina County-2771 Medina Rd.

Mr. Paul Brilla from Fastsigns Medina was present to represent the wall sign request for the Republican Party of Medina County located in Plaza 71. The proposed sign would be 17.5 square feet. The location has 18 ft. of linear frontage.

Mr. Kuharik made a motion to approve a wall sign for the Republican Party of Medina County located at 2771 Medina Rd. not to exceed 17.5 sq. ft. as presented. It was seconded by Mr. Traves.

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

The Greensmith Garden Center-3875 Pearl Rd.

There was no one present to represent The Greensmith Garden Center. The item will be tabled until next month.

Gridiron Guys-3950 Pearl Rd.

Chair Strogin read an email from Zoning Inspector Ridgely regarding this proposed use. "I have an update on your submittal. I did put it on the agenda Friday. I spoke to Savanna on Friday letting her know it was lacking some information. I am going to list the items you are lacking on the site plan you submitted. You will need to get (6 copies) with all this information on them. On your submittal you put 9,000 sq. ft. When I added up the information you listed on floor space it came to more like 14, 120 sq. ft.??

1. Dumpster-show the location of the ENCLOSED DUMPSTER
2. Lighting-Are you putting in any NEW parking lot lights? Show them. No taller than 20 ft. from ground level.
3. Parking -Parking is based on square footage of the space 14,120. Five spaces for each 1,000 sq. ft. of gross floor space. (Show at least 70 spaces)
4. Landscaping-Since the building has been empty for a while. You will need to show some trees, bushes, flowers to spruce up the location. They really look at the landscaping.
5. Front building-It looks like you are adding onto the front of the building? Any kind of construction to the building needs to be shown. You have an 80 ft. front yard setback. You need to show that construction and are you staying out of that 80 ft. setback?
6. Entry door construction-It looks like that might be a change as well. Are you putting in a new entry portico cover??And is that staying out of the 80 ft. setback??

This information you need to be aware for down the road. I'm not sure if anyone told you when you purchased the property. If you want to rent the other building located at 3950 Pearl Rd. you will have to split the property. Do a LOT SPLIT? In the Township you can only have one business per parcel. Lucky that you have enough frontage to split the parcel as it sits now. You need at least 150 ft. of frontage for each. Your frontage as it sits now is 349 ft. So you may start working on that. Depending how soon you want to rent out the other building. At that time before you get a business to go there they need to come before the Township for a USE approval like you are doing now. At that time of the split the Tax Map Dept. will give that other property a new address..."

Chair Strogin stated this is the old Chrysler dealership with two buildings on the property. One was the showroom and the other an accessory building to the use. The applicant, Mr. Bill Lonjak addressed the Commission. He stated the intention is to put Gridiron Guys in one building (3950 Pearl Rd.) which is the building to the south; and temporarily use 3960 Pearl Rd. (the building to the north) as temporary storage until a lot split is completed.

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Mr. Lonjak continued they would do a facelift on the 3960 Pearl Rd. building and then rent it out. He stated he was aware there can only be one principal building on a lot; therefore the reason for having to complete a lot split.

Mr. Traves asked the nature of the business i.e. Gridiron Guys. Mr. Lonjak stated flooring from tile to carpeting to any type of flooring in between. Mr. Lonjak added he brought new drawings in this evening to reflect the email from ZI Ridgely.

Mr. Lonjak went on to state that the new plan shows 75 parking spaces. Regarding the lighting it already has existing lighting however it is 30 ft. in height. Chair Strogin stated that either the lighting has to be reduced to 20 ft. which is now the requirement; or he would have to go before the BZA to request a variance. Mr. Lonjak stated it was not their intent to change the lighting but he understood. Regarding the landscaping, in the southwest corner there are planting beds planned with trees and shrubs.

The building at 3950 Pearl would also get a facelift with a new roof, siding, and a stone face. The interior would be renovated as well with a showroom and warehouse. As far as the awning in the front (north east area) it would be built to keep the elements off you when you park and go to the entrance. The front door would remain where it is currently. Chair Strogin asked how far off the road are the buildings. Mr. Lonjak answered close to 100 ft.

Mr. Lonjak stated the dumpster location would be in the southwest corner. The size is 6'x16' enclosed. Chair Strogin stated for the record the second building can be used for storage for Gridiron Guys until the lot split was completed. Then the second lot would be a self-sustaining parcel that can be rented out.

Mr. Traves stated the driveway looks like it is in close proximity to the driveway at 3926 Pearl Rd. There would be a shared driveway for both businesses when the lot split is done. Mr. Lonjak stated eventually they planned putting in a center drive and get rid of that other driveway. We are working with ODOT on this proposal. Mr. Lonjak stated no signage was being requested at this time.

Chair Strogin stated the only comment from the Fire Dept. is that the applicant will need to submit plans for all interior and exterior new work and alterations to the Medina County Building Dept. for review, approval and permit.

Ms. Teeuwen made a motion to approve the change of use for Gridiron Guys to be located at 3950 Pearl Rd. Existing light pole height needs to be reduced to 20 ft. It was seconded by Mr. Apana.

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

Jurassic Mountain- 2789 Medina Rd.

Mr. Pete Kolomichuk represented Jurassic Mountain. Mr. Kolomichuk stated this is the business formerly known as Amazone. The use is the same as Amazone i.e. an

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entertainment center. The existing laser tag area would change with the season or holiday such as zombie tag for Halloween and something for Christmas etc. There is the dining room and arcade as well as the jungle gym area. He added last month Sir Troy's Toy Kingdom was approved to have their business operate in this location but that did not work out for them and they decided to move into the former Pier One location on Grande Shoppes Blvd.

Chair Strogin stated the comments from the Fire Dept. are as follows: The only comment is that they will need to contact the Fire Dept. for a fire safety inspection prior to opening.

Mr. Klomichuk stated they would have static dinosaurs inside as well as some animatronic dinosaurs like the ones at the zoo.

Mr. Traves made a motion to approve the change of use for Jurassic Mountain to be located at 2789 Medina Rd. as presented. It was seconded by Ms. Teeuwen.
ROLL CALL- Traves-yes, Teeuwen-yes, Kuharik-yes, Apana-yes, Strogin-yes.

Mr. Paul Brilla from Fastsigns Medina was present to represent the signage requests for Jurassic Mountain. The first sign request was for a 38 sq. wall sign. The business has 112 linear feet of frontage. This would just be a face replacement on the existing sign.

Ms. Teeuwen made a motion to approve a wall sign for Jurassic Mountain located at 2789 Medina Rd. not to exceed 38.16 sq. ft. as presented. It was seconded by Mr. Kuharik.
ROLL CALL-Teeuwen-yes, Kuharik-yes, Traves-yes, Apana-yes, Strogin-yes.

The second request was for an additional wall sign 49.46 sq. ft. Chair Strogin stated only one wall sign not to exceed 80 sq. ft. is permitted. Mr. Brilla stated the graphic area for the first wall sign and this sign are under 80 sq. ft. Both the previous wall sign request and this request are using the existing sign cabinets.

Chair Strogin stated there are existing cabinets there because Amazone took three smaller store fronts and added it to theirs. You are buying the whole thing. When Plaza 71 was originally set up they put up the cabinets in front of each of the store fronts assuming they would be sold that way. You are entitled to one sign. Just because a cabinet is there does not mean you have a right to that sign. If you want a second sign you would need to apply to the Board of Zoning Appeals.

Mr. Traves asked, do we know that a variance was not granted for a second sign. Chair Strogin stated yes, there were no variances granted.

Mr. Kolomichuk, owner of Jurassic Mountain asked if it made a difference that he was leasing the space next door that is not part of this submission this evening. Chair Strogin stated when Amazone went in it took over it was combined and the walls were taken

down. It was not three separate units anymore. Mr. Kolomichuk stated it would be back at a future date for the other building he was leasing. Chair Strogin stated what was before the Commission is what Amazone had, which one was building.

Mr. Brilla stated the owner had over 80 sq. of frontage and he is purchasing the next unit over from him. All the signs we are requesting are existing. Can we split the difference between the square footage of the signs for future use? We don't want big empty cabinets on the building. Chair Strogin stated that cabinet in question should have been taken down. Mr. Brilla withdrew his application for a second wall sign.

Mr. Brilla from Fastsigns stated the last sign request was for a 12.98 sq. ft. identification sign.

Mr. Kuharik made a motion to approve a tenant panel to be placed on the existing identification sign for Jurassic Mountain located at 2789 Medina Rd. not to exceed 12.98 sq. ft. as presented. It was seconded by Mr. Traves.

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

Sir Troy's Toy Kingdom-4959 Grande Shoppes Ave.

Ms. Heather Marks was present to represent Sir Troy's Toy Kingdom. She stated in July, they were before the Commission to expand the business by opening a second location in Plaza 71. It was determined that there was too much renovation for them to be opened in time for the holiday season. They are a toy store so this is the biggest time of year for them. Instead they would now be moving into the former Pier One location on Grande Shoppes Ave.

Chair Strogin stated the only comment from the Fire Dept. is that the applicant will need to contact the Fire Dept. prior to opening for a fire safety inspection.

Mr. Kuharik made a motion to approve the change of use for Sir Troy's Toy Kingdom to be located at 4959 Grande Shoppes Ave as presented. It was seconded by Ms. Teeuwen. It was no noted that no signage was being approved at this time.

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

Having no further business before the Board, the meeting was officially adjourned at 8:50 p.m.

Respectfully Submitted,
Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson