

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
November 17, 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 Kuharik, Traves, Teeuwen, and Strogin were in attendance. Mr. Apana was absent. Alternate member Mr. Richard Marco Sr. sat in for a full Board. Alternate member Ms. Angel Abshire was also present.

The minutes to the Commission's October 20, 2020 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 tomorrow evening at 6:45 p.m. before the BZA hearing. The applicants do not need to be present. A letter would be sent to each applicant regarding the final decision of the Trustees.

TABLED ITEMS

ARC Psychiatry-3591 Reserve Commons Dr.

Mr. Leon Sampat from LS Architects was present to represent ARC Psychiatry. This was the former Joint, Spine and Wellness Center. Mr. Sampat stated this doctor group has three other locations and this would be their fourth. No signage is being requested at this time.

Mr. Marco Sr. made a motion to approve the change of use for ARC Psychiatry to be located at 3591 Reserve Commons Dr. as presented. It was seconded by Mr. Kuharik. ROLL CALL-Marco Sr.-yes, Kuharik-yes, Teeuwen-yes, Traves-yes, Strogin-yes.

Ferrell Whited Physical Therapy-3848 Medina Rd.

Mr. Hudak from Artisan Building & Design was present to represent Ferrell Whited Physical Therapy. Chair Strogin stated Ferrell Whited has an existing location in the City of Medina and now they would be opening up an office in the "Russell Realty" building in Medina Township.

Mr. Kuharik made a motion to approve the change of use for Ferrell Whited Physical Therapy to be located at 3848 Medina Rd. as presented. It was seconded by Mr. Traves. ROLL CALL-Kuharik-yes, Traves-yes, Teeuwen-yes, Marco Sr.-yes, Strogin-yes.

Mr. Chuck Williamson from Schramm Signs was present to represent Ferrell Whited Physical Therapy signage request. The first request was for a wall sign. The size of the sign is 30 sq. ft.

Ms. Teeuwen made a motion to approve a wall sign for Ferrell Whited Physical Therapy located at 3848 Medina Rd. not to exceed 30 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

The second request was for a 7.5 sq. ft. tenant panel to be placed on the existing identification sign. The wording on the sign would read “physical therapy.”

Mr. Traves made a motion to approve a tenant panel for Ferrell Whited Physical Therapy located at 3848 Medina Rd. not to exceed 7.5 sq. ft. as presented. It was seconded by Mr. Teeuwen.

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

Dr. Evanko-4942 Foote Rd.

Mr. Leon Sampat from LS Architects, Dr. Evanko and his office manager Ashley Powell were present before the Commission this evening. Mr. Sampat stated currently the site consists of 3 parcels with structures on them. The houses would be torn down on each of those parcels; the lots combined and then split into two separate parcels. Each parcel was approximately 175' x 481'. Dr. Evanko would be constructing a building for his dental practice on the southern parcel and the northern parcel would be for future development. The building would be 5,888 sq. ft. and contain 11 treatment rooms. There are 65 parking spaces for the Phase I development (dentist office) but only 45 spaces were required. Phase II of the development would be presented at a future date.

Chair Strogin stated the lots would need to be combined and split into two before any zoning certificates would be issued. Mr. Sampat stated he understood and they were in the process of getting this done. Chair Strogin stated she reviewed the lighting plan and the poles were 20 ft. tall with the light fixture on top. The maximum height of the poles needs to be 20 ft. total (pole + fixture). Mr. Sampat stated he would make those changes accordingly.

Mr. Traves asked about the storm water management for the site. Mr. Sampat stated they would be putting a retention area behind the back of the building. They have an engineer looking at all that information. Chair Strogin stated Medina County Soil and Water would be reviewing and approving their storm water management proposal for the site.

Mr. Traves made a motion to approve the new construction for Dr. Evanko to be located at 4942 Foote Rd. The three lots need to be combined and split into two; and the external light poles must be no higher than 20 ft. (pole & fixture). It was seconded by Ms. Teeuwen.

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

Western Reserve Masonic-4931 Nettleton Rd.

Mr. Howard Shergalis, Mr. Jason Aberess and Mr. Jason French were present to represent Western Reserve Masonic's revised site plan submittal. Mr. Shergalis addressed the Commission. He stated that this plan consists of two main components. The first is the replacement of the skilled nursing facility. The building will be demolished and replaced with a one-story building with the same number of beds (i.e. 50). The reason is the existing nursing home is aged, obsolete and needs to be replaced with a more modern one-story building, which will be more efficient in function and design.

Chair Strogan asked if this meant that there would only be one bed per room in the new building instead of two. Mr. Shergalis responded that was correct; they would all be private rooms a little bit larger than the existing units, and also offer more outpatient rehabilitation as well. This will be located partially in the footprint of the existing building (east side) with a portion of it going over the existing parking lot. As a result we would be replacing parking in some other areas of the site.

Mr. Shergalis continued that the second component of the site plan is an independent living apartment facility. It would be located on the west side and would be attached to the existing building consisting of 56 apartments in a mix of sizes. There will be a common area, which will include a small kitchen, dining room, activity room, a bistro and lounge area. It would be one story and connect into the knuckle of the existing building. The reason for the repositioning of the campus is that those independent living residents would have to go over to the nursing home facility; which holds most of the common areas. This is an awkward flow for the independent residents having to cross over and walk quite a distance to get there. This revised site plan has a better flow and function. We are trying to make this look more like a residential community and less like an institution.

Mr. Jason French stated the assisted living facility was going to get an internal renovation. Right now the assisted living and independent living residents are sharing dining and common space. The center section of the facility will now become all new assisted living dining and common area. Skilled nursing has its own area dining/common area. This new plan provides each sector of the facility with their own dining/common areas but still providing that residential community environment.

Mr. Shergalis stated one component that is still in flux is the existing chapel. It really is not used as a chapel anymore as much as it is a multi-purpose building. Many organizations in the community used the "chapel" for events. The only way to get to the chapel is through the main building; which proved to be very disruptive to the residents due to noise, traffic and security reasons. Therefore, with the small addition we would add a little vestibule on the front of the building and take out one of the raised platforms so there will be an entry for the public directly from the parking lot so one did not have to enter the main building.

Chair Strogin asked about the café/bar/lounge that was being proposed. Mr. Aberess stated there was café seating in the assisted living dining room currently and we will be adding a bar. He added they were currently applying for a liquor license for the existing dining area; which will then be transferred to the bar when completed. Mr. Shergalis interjected there would also be a grab and go offered for those residents who don't want to eat their meal in the dining area but would rather take it back to their room to enjoy. Chair Strogin asked if the food package was also offered to those who reside in independent living? Mr. French responded yes.

Mr. Traves asked about the lighting plan. He stated he did so because the poles plus the fixtures would be approximately 28 ft. in height. Mr. Shergalis stated the lighting plan would be revised to reflect light poles not more than 20 ft. in height.

Mr. Traves then asked about their storm water management plan and the potential of using some type of permeable surface for this site plan to reduce flow and rate of water drainage. Mr. Shergalis stated the civil engineer has done some preliminary calculations and would determine what would need to be done to accommodate water retention and or detention.

Ms. Teeuwen made a motion to approve the site addition and new construction for Western Reserve Masonic per page noted as 2020381.00 of the revised site plan as presented. Eternal light poles must be no higher than 20 ft. (pole & fixture). It was seconded by Mr. Kuharik.

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

Having no further business before the Board, the meeting was officially adjourned at 8:05 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson