

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
October 20, 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, Teuween, 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 September 15, 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 on October 29, 2020 at 7:00 p.m. Trustee Stopa said the applicants do not need to be present. A letter would be sent to each applicant regarding the final decision of the Trustees.

**TABLE ITEMS**

**Granger Tree Service Inc. 3790 Pearl Rd.**

The applicant officially withdrew their application regarding whether the Commission had the authority to approve "wood splitting as a permitted use. Secretary Ferencz read an email from ZI Ridgely as follows: Phone conversation with Mike Lyons 9/16/2020. Mike Lyons said that the ZC Board would have to make the determination if the wood splitting business was a permitted use. Then it would go to the Trustees meeting for final approval.

1. There is some overlapping of uses in the BI and BG Districts
2. It is not clear cut in the district, nor does it prohibit the use
3. It is not listed but could compare to other uses in the BG that are listed in the BI
4. Could fall under Retail or services

**The Greensmith Garden Center-3875 Pearl Rd.**

Mr. Jon Kolzvary was present to represent The Greensmith Garden Center. Mr. Kolzvary stated they were requesting a digital ground sign. Mr. Kolzvary said they would just be re-facing the existing Don Basch Jewelers ground sign to reflect their name.

Mr. Kuharik made a motion to approve a digital ground sign for The Greensmith Garden Center located at 3875 Pearl Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Traves

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

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**The Hoffman Group Building-4996 Foote Rd.**

Mr. Joe Moore with AODK Architects stated the Hoffman Group was also a “victim” of the ODOT taking of the road right of way for the expansion of Rt. 18. Regarding the Hoffman Group’s sign; Mr. Moore stated what is before the Commission is a new identification sign that will replace the old sign. This sign will be located 20 ft. from the road right of way.

Mr. Traves made a motion to approve an identification sign for The Hoffman Group Building located at 4996 Foote Rd. not to exceed 71.04 sq. ft. as presented.

It was seconded by Ms. Teeuwen.

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

**Medina Township Police Department-4877 Fenn Rd.**

Trustee Stopa was present to represent the signage request for the Medina Township Police Department. Trustee Stopa added that the Trustees were waiting on ODOT to finish all of their modifications on Pearl Rd. and on the corner of Fenn Rd. Where the sign is currently located it is in the middle of the road right of way. We have been working with ODOT to have the right of way given back the the County so the County can give us access to the road right of way so we can erect the sign.

Chair Strogin stated there is a fairly good size mound over at the police station. ODOT widened Pearl Rd. as well as the intersection of Pearl Rd. and Fenn Rd. to add more turn lanes but as a result depth was taken from Fenn Rd. Trustee Stopa commented that if they put the sign back where it was it would be in the parking lot and the sign could not been seen from the road. He added he knows the Zoning Commission cannot approve the sign because it would not meet the required setback from the road right of way.

Chair Strogin stated that technically Fenn Rd. is a County Road but ODOT (the state) took the road right of way in the widening project. This issue has been back and forth between the Trustees, ODOT and the County regarding access to the road right of way and now has been agreed on.

Trustee Stopa concluded that they are on the agenda for the BZA tomorrow evening.

Mr. Kuharik made a motion to deny the ground sign for the Medina Township Police Department located at 4877 Fenn Rd. as it does not meet the required setback from the road right of way as presented. It was seconded by Mr. Marco Sr.

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

**Sir Troy’s Toy Kingdom-4959 Grande Shoppes Ave.**

Ms. Heather Marks was present to represent Sir Troy’s Toy Kingdom signage request. The first request was for a 79 sq. ft. wall sign. The business has 90 ft. of linear frontage.

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Mr. Kuharik made a motion to approve a wall sign for Sir Troy's Toy Kingdom located at 4959 Grande Shoppes Ave not to exceed 79.625 sq. ft. as presented. It was seconded by Ms. Teeuwen.

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

The second request was for a tenant panel to be placed on the existing identification sign. The sign was 23.91 sq. ft.

Ms. Teeuwen made a motion to approve a tenant panel to be placed on the existing identification sign for Sir Troy's Toy Kingdom located at 4959 Grande Shoppes Ave. not to exceed 23.91 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Ms. Marks stated Sir Troy's Toy Kingdom would be holding their grand opening on November 1, 2020.

**Central Auto Group-3933 Pearl Rd.**

Mr. Aleksic represented Central Auto Group. He stated he wanted to open up a used car dealership. This is the former Whitey's site. Chair Strogin stated Whitey's operated as one business on two parcels. Neither parcel by themselves was of adequate size for this operation but together it was. Chair Strogin stated not knowing when Whitey's began their operation, those two parcels should have been combined but were not. Since Mr. Aleksic bought both parcels he was able to operate on both of them. The parcel that is not shown on the site plan is roughly 90 ft. wide. She continued that it is a pre-existing non-conforming lot and if one tried to do anything on a stand alone basis it wouldn't work because the current side yard setbacks are 25 ft. Also there was the issue that each lot needs 150 ft. of frontage. That's why it would have been best to have combined the parcels years ago.

Mr. Aleksic stated he bought it that way because the owner did not just want to sell the one lot. Chair Strogin stated the two parcels should have been sold together as one lot. Mr. Aleksic stated in the spring he is going to clean up the property because it was in dire need of upkeep. Mr. Aleksic stated he was going to use the existing building and add an overhang on the front of the building to make the building look more modern.

Chair Strogin asked about landscaping. Mr. Aleksic stated he would be adding bushes on the north side. Chair Strogin stated landscaping was sorely needed due to the lack of it over the years. Mr. Aleksic stated he has been busy just trying to clean up the property because it had been so neglected over the years.

Chair Strogin stated that when such a property is sold, that is the Township's opportunity to try and bring it up to current standards. She then asked about the second lot (4 acres) with the ravine in the rear. She asked if Mr. Aleksic planned on selling that? Mr. Aleksic answered maybe; right now he was not sure. She stated that would be the time cut it off

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on that side of the ravine and then do the lot combination. Mr. Aleksic stated he understood.

Mr. Traves stated the Commission should not only be looking at approval of the site plan but a change of use. Mr. Aleksic stated he thought Whitey's had sales of automobiles as well as an auto body shop. Mr. Traves asked if ZI Ridgely had documented that Whitey's was an auto sales and auto body repair shop. Chair Strogin stated this is a change of use/change of ownership. That is when the Township can try to get the business to be in compliance with current Township standards.

Chair Strogin stated the current setback is 25 ft. with 10 ft. of it to be landscaped. Ms. Teeuwen commented that the Commission did not have a landscape plan. She asked what is going to be planted on the south side. Mr. Traves stated the motion should include all the parcels. The parcel on the south side (90 ft.) is not referenced. Mr. Aleksic stated it was his intention to clean up the entire property to make it presentable.

Mr. Traves made a motion to approve the change of use/ownership of Central Auto Group to be located at 3933 Pearl Rd. as presented. It was seconded by Mr. Kuharik. ROLL CALL- Traves-yes, Kuharik-yes, Teeuwen-yes, Marco Sr.-yes, Strogin-yes.

Ms. Teeuwen made a motion to approve a site plan for Central Auto Group doing business on three parcels 026-06C-07-276, 026-06C-07-275 and 026-06C-07-023. This includes a 430 sq. ft. addition to the existing building. More detailed landscaping is to be put on the south border of parcel 026-06C-07-273. It was seconded by Mr. Kuharik. ROLL CALL-Teeuwen-yes, Kuharik-yes, Traves-yes, Marco Sr.-yes, Strogin-yes.

It was so noted the property owner is urged to combine the parcels into one lot.

Mr. Dave Sterrett from Medina Signs represented the sign request for Central Auto Group. Mr. Sterrett stated the request was for a 32 sq. ft. ground sign. Chair Strogin asked about the existing pole sign. Mr. Sterrett stated that sign would be removed.

Chair Strogin stated that since the widening of Pearl Rd. by ODOT the exact right of way needs to be confirmed. Mr. Sterrett stated they would get ODOT out to make sure the sign is 10 ft. from the new road right of way.

Ms. Teeuwen made a motion to approve a 32 sq. ft. ground sign to be located 10 ft. from the road right of way (right of way to be determined by ODOT) for Central Auto Group located at 3933 Pearl Rd. as presented. It was so noted that the existing pole sign is to be removed before the new sign is erected. It was seconded by Mr. Traves. ROLL CALL- Teeuwen-yes, Traves-yes, Marco Sr.-yes, Kuharik-yes, Strogin-yes.

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**UMA Holdings LLC-3980 Pearl Rd.**

Mr. Mitchell Powell from C& B Sign Services was present to represent UMA Holdings LLC (Sunoco) sign requests. The first request was for a 27.77 sq. ft. digital ground sign. He added there was an existing monument sign. They would be taking out the Sunoco diamond logo and putting a sign cabinet into the existing space which had changeable price digits. The sign itself cannot advertise anything but the price of gas nor can it blink, rotate etc.

Mr. Kuharik made a motion to approve a digital ground sign for UMA Holdings LLC (Sunoco) located at 3980 Pearl Rd. not to exceed 27.77 sq. ft. as presented. It was seconded by Mr. Traves.

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

The second request was for the re-facing of their gas canopy. This would be consist of two vinyl decals. Chair Strogin stated a variance was granted December 20, 2000 to replace the existing wall signs with two 16.99 sq. ft. non-illuminated decal signs.

Mr. Marco Sr. made a motion to approve two decals to be placed on the existing canopy for UMA Holdings LLC (Sunoco) located at 3980 Pearl Rd. Each decal not to exceed 15.99 sq. ft. each as presented. It was seconded by Ms. Teeuwen.

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

Ms. Teeuwen thanked ZI Ridgely for including the variance request letter in with the packets if applicable. Chair Strogin stated she would let ZI Ridgely know.

Chair Strogin stated there is a large dinosaur in the parking lot of Plaza 71. This is for Jurassic Mountain which the Commission approved last month. The dinosaur ended up being too large to get through the existing doors. Action door would be widening the door and getting the dinosaur inside where it rightfully belongs.

Secondly, Chair Strogin stated she signed off an inconsequential change for Advance Spine Joint and Wellness. They wanted more parking (28 spaces) which they had the room for so she signed off on their paperwork accordingly.

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

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

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Alliss Strogin Chairperson