

**MEDINA TOWNSHIP
ZONING COMMISSION
REGULAR MEETING
July 17, 2012**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Zoning Commission to order at 7:35 p.m. Permanent Board members Overmyer, Szunyog Erickson and Strogin were in attendance. Permanent member Apana was absent. Alternate Board member Don Kuenzer sat in for a full board.

The Trustees will hear site plans/signage on August 2, 2012 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

The minutes to the Commission's June 19, 2012 meeting were approved as amended. Secretary Ferencz passed out copies of the workshop meeting minutes to all the Commission members.

SITE PLANS

Brunswick Auto Mart-3950 Pearl Rd.

Mr. Charles Dodds General Manager represented Brunswick Auto Mart. He stated the Pantack family bought the franchise to continue the lease on the property. They did not own the property. Mr. Dodds stated he was present this evening to obtain approval for change of ownership. He commented this was a car dealership in the past and would remain a car dealership.

Mr. Dodds continued they have made improvements to the site such as landscaping, fixing the flagpole, sealing the parking lot, fixing the HVAC unit and making an unexpected repair to the facility due to a lighting strike last month.

Chair Strogin stated the Township has the applicant come in for approval for change of use/ownership because this is the Township's opportunity to require the property to make improvements or correct any violations that may exist.

Mr. Overmyer made a motion to approve the change of use for Brunswick Auto Mart located at 3950 Pearl Rd. as presented. It was seconded by Mr. Erickson.

ROLL CALL- Overmyer-yes, Erickson-yes, Szunyog-yes, Kuenzer-yes, Strogin-yes.

Quaker Steak & Lube-4094 Pearl Rd.

Mr. Dave Miller represented Quaker Steak & Lube (QSL). He stated they were in the process of purchasing the former Steak and Shake location on Pearl Rd. Mr. Miller stated this location would be used as a prototype for other smaller QSL locations. The normal size of their locations were 10,000-12,000 sq. ft. This location would consist of 5,184 sq. ft. There will be 20 full-time and 15-20 part-time employees. Mr. Miller stated if this location is successful they would use it as a training location and showplace to show that smaller QSL locations can be successful.

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Mr. Mike Wohlwend then discussed the site improvements that would be made to the location. He stated they would be adding a 20x48 addition to the rear of the building facing Home Depot and a 9x48 patio addition to the front of the building facing Pearl Rd. This facility will have seating for 164. There are currently 67 parking spaces and they would be putting in an island in the parking lot and adding 16 parking spaces for a total of 83 parking spaces. The dumpster would be moved to the south of the lot and the existing landscaping would be cleaned up and improved where necessary.

Mr. Erickson asked if there would be live entertainment at this location as there sometimes was at other QSL locations? Mr. Miller stated he did not believe this facility was large enough to accommodate such events but if they did it would probably be inside.

Chair Strogin asked the tentative opening date. Mr. Miller stated they hoped by Thanksgiving or right after.

Mr. Kuenzer made a motion to approve the change of use for Quaker Steak & Lube to be located at 4094 Pearl Rd. as presented. It was seconded by Ms. Szunyog.
ROLL CALL-Kuenzer-yes, Szunyog-yes, Erickson-yes Overmyer-yes, Strogin-yes.

Ms. Miller stated he was also present to request signage. The first sign request was for a 45.33 sq. ft. wall sign on the east elevation (Pearl Rd.) and would consist of the wording "Quaker Steak & Lube."

Mr. Overmyer made a motion to approve a wall sign for Quaker Steak & Lube not to exceed 45.33 sq. ft. on east elevation of the building (Pearl Rd.) as presented. It was seconded by Ms. Szunyog.
ROLL CALL-Overmyer-yes, Szunyog-yes, Erickson-yes, Kuenzer-yes, Strogin-yes.

The second signage request was for two directional signs. The first directional sign would be at the end of the island in the parking lot for the pick up window. This sign consists of 2.16 sq. ft.

The second directional sign would be on the awning at the pick up window. This sign would consist of 2.42 sq. ft.

Mr. Erickson made a motion to approve two directional signs for Quaker Steak & Lube as follows:

1. A directional sign at the end of the landscape island for the pick up window not to exceed 2.16 sq. ft. as presented;
 2. A directional sign on the awning of the pick up window not to exceed 2.42 sq. ft. as presented.
- It was seconded by Mr. Overmyer.

ROLL CALL- Erickson-yes, Overmyer-yes, Szunyog-yes, Kuenzer-yes, Strogin.

Chair Strogin stated QSL was also requesting 5 additional wall signs. The Commission cannot approve these signs and as a result QSL filed to be on the BZA agenda tomorrow evening.

The additional signage requested is as follows:

Best Wing USA-east elevation
One side of the "Eat" Arrow-east elevation
Quaker Steak & Lube over the door-north elevation
Other side of "Eat" Arrow-north elevation
Smaller Quaker Steak and Lube sign-west elevation
"The Lube" sign-south elevation.

Mr. Miller stated "the Lube" was their trademark. He added that this sign is non-illuminated and can be painted to reflect a local sports team colors.

Ms. Szunyog made a motion to deny the request for 5 additional signs:

North Elevation sign (Quaker Steak & Lube)-45.33 sq. ft.

South Elevation sign (The Lube)-85.85 sq. ft.

East Elevation sign (Best Wing USA) 13.52 sq. ft.

West Elevation sign (smaller Quaker Steak & Lube sign) 27.88 sq. ft.

Northeast corner sign-(Double-sided "Eat" Arrow) 37.54 sq. ft.

for Quaker Steak & Lube as it does not meet the zoning requirements of the Medina Township Zoning Resolution Section 605 I (1) Wall Signs. It was seconded by Mr. Overmyer.

ROLL CALL-Szunyog-yes, Overmyer-yes, Erickson-yes, Kuenzer-yes, Strogin-yes.

Medina Township General Use Facility-3334 Myers Rd.

Police Chief Dave Arbogast represented the Medina Township Trustees. He stated the Trustees bought the old achievement center from the County Commissioners on Remsen Rd. This building would be used as a public use facility. Chief Arbogast stated the police department would be moving into this facility so the Fire Dept. could take over the police department building and expand their operation at the current Townhall complex.

Again Chief Arbogast stated he was present to have the general use of this building approved. He added the Weymouth Preservation Society would be moving into the building as well. Chief explained the detailed floor design of the building. There would be a remodeling of this facility to make it useful such as office space, and a kitchen. The center of the building is not committed to a use at this time but there is interest. The uses permitted would be non-profit or community purposes. The general use for this facility would consist of 11, 607 sq. ft.

Chair Strogin stated this property is zoned Rural Residential. However, the zoning code allows for the provision of governmental uses to be located in the Rural Residential District.

Mr. Overmyer made a motion to approve the general use site plan for property located at 3334 Myers Rd. as presented. It was seconded by Mr. Erickson.

ROLL CALL-Overmyer-yes, Erickson-yes, Szunyog-yes, Kuenzer-yes, Strogin-yes.

Medina Township Police Department-3076 Remsen Rd.

Chief Arbogast represented the Medina Township Trustees. He stated for the record that the Trustees bought the old achievement center building on Remsen/Myers Rd. This building was purchased from the County Commissioners for \$80,000 but was on the tax duplicate for \$1.8 million. Chief Arbogast continued that the Medina Twp. Police Dept. would be locating their offices and garage at this location. The office space is to consist of 6,002 sq. ft. and the garage 4,306 sq. ft. for a total of 10,308 sq. ft.

Chief Arbogast stated the space in the Police Dept. would be used for the following:

Offices

Records area

Officer Report Room

Work out facility/locker room

An Interogation room

Family room for members of a victim to wait or/separation from a suspect

Fire-proof Evidence Processing Room

He added there would be remodeling completed and asbestos that would need to be removed.

Chief Arbogast continued there would also be indoor parking for the police cars with an automatic gate to get into the garage. He concluded that he was very excited about the opportunity for this building to be used as a community service center and hoped that it would be named the Weymouth Community Center.

Mr. Erickson stated he felt this was a great example of re-purposing an existing building.

Mr. Erickson made a motion to approve the site plan for the relocation of the Medina Township Police Department to consist of 6,002 sq. ft. of office space and 4,306 sq. ft. garage for a total of 10,308 sq. ft. for the property located as 3076 Remsen Rd. It was seconded by Mr. Kuenzer. ROLL CALL-Erickson-yes, Kuenzer-yes, Overmyer-yes, Szunyog-yes, Strogin-yes.

Medina Soccer Association-3076 Remsen Rd.

Mr. Ian Jones represented Medina Soccer Association. He stated they too would be relocating to the newly purchased building at 3076 Remsen Rd. and would be occupying 8,626 sq. ft.

Mr. Jones stated MSA would use the existing gym as an indoor training facility as well as occupy office space. He added they would also be responsible for renovating both the girls and boys locker rooms. There would be a player's lounge and parent's lounge as well. Mr. Jones stated there were approximately 1500 MSA players.

Chair Strogin asked how many parking spaces were there for this building? Chief Arbogast stated 100 which should be sufficient. Mr. Jones stated the gym size limits the number of people that could be there at one time. For an hour session there may be 15 kids there at one time. Games would be played there on the weekends but would consist of U-5 and U-6's where there

are only 3 kids on a team. The hours of operation would be during the winter months, 5-10 p.m. weeknights. On weekends 9 a.m.-10 p.m.

Mr. Overmyer made a motion to approve the site plan for Medina Soccer Association (8,626 sq. ft.) to be located at 3076 Remsen Rd. as presented. It was seconded by Mr. Erickson.
ROL CALL-Overmyer-yes, Erickson-yes, Szunyog-yes, Kuenzer-yes, Strogin-yes.

Medina Creative Housing-3340 Myers Rd.

Ms. Rebecca Shirley represented Medina Creative Housing. She stated they would be moving their operation to 3340 Myers Rd. Their operation would consist of 8,520 sq. ft. Ms. Shirley stated this space would be used for office, conference room, storage and a workshop room for those individuals who are a part of their employment program and a meeting room. She added they would be rehabbing the bathrooms as well.

Mr. Kuenzer made a motion to approve the change of use for Medina Creative Housing to consist of 8520 sq. ft. be located at 3340 Myers Rd. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Kuenzer-yes, Overmyer-yes, Szunyog-yes, Erickson-yes, Strogin-yes.

Mr. Dave Sterrett from Medina Signs represented Medina Creative Housing sign request. Mr. Sterrett stated Medina Creative Housing was requesting a non-illuminated 53 sq. ft. wall sign. This business has 121 feet of linear frontage.

Mr. Erickson made a motion to approve a wall sign for Medina Creative Housing not to exceed 53 sq. ft. as presented. It was seconded by Ms. Szunyog.

ROLL CALL- Erickson-yes, Szunyog-yes, Overmyer-yes, Kuenzer-yes, Strogin-yes.

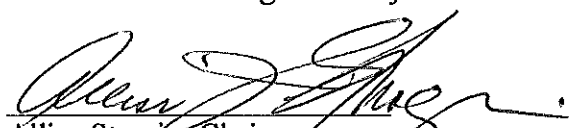
Chair Strogin asked about landscaping for this building. Chief Arbogast commented that as part of the agreement with the Preservation Society and Medina Creative Housing they will be responsible for the landscaping and maintenance of the grounds. There is no signage being submitted for the general use, police department, the preservation society or Medina Soccer at this time.

MISC.

The next workshop to review Inflatables with the Prosecutors Office will take place on July 24, 2012 at 7:30 p.m. Mr. Overmyer passed out copies of his proposed draft on inflatables

Having no further business before the Commission, the meeting was adjourned at 9:00 p.m.

Respectfully Submitted,
Kim Ferencz-Zoning Secretary


Alliss Strogin, Chairperson