

**MEDINA TOWNSHIP
ZONING COMMISSION
REGULAR MEETING
September 18, 2012**

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

The Trustees will hear site plans/signage on September 27, 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 August 21, 2012 meeting were approved as written.

MISC.

The Commission decided to still move forward with the workshop meeting scheduled for September 25 2012 at 7:30 p.m. with the Prosecutor's Office. Permanent board members Erickson, Szunyog and secretary Ferencz would not be in attendance that evening.

SITE PLANS

Crystal Clinic-4975 Foote Rd.

Mr. Mike Rose property owner represented Crystal Clinic. Mr. Rose stated that Crystal Clinic would be expanding their use for medical offices and physical therapy. This expansion would consist of 5,504 sq. ft. No additional signage was being requested at this time.

Mr. Kraus made a motion to approve the change of use/expansion for Crystal Clinic located at 4975 Foote Rd. to consist of 5,504 sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL- Kraus-yes, Overmyer-yes, Kuenzer-yes, Apana-yes, Strogina-yes.

Red Roof Inn-5021 Eastpointe Dr.

Ms. Mary Beth Shea from Archer Corporation represented Red Roof Inn. She stated Red Roof would be replacing the existing wall sign with their new logo. The sign would consist of 36.50 sq. ft. The business has 48 ft. of linear frontage.

Mr. Apana made a motion to approve a new wall sign for Red Roof Inn not to exceed 36.50 sq. ft. as presented. It was seconded by Mr. Kuenzer.

ROLL CALL-Apana-yes, Kuenzer-yes, Overmyer-yes, Kraus-yes, Strogina-yes.

Stifel, Nicolaus & Co.-3645 Medina Rd.

Mr. John Elsey, architect represented Stifel, Nicolaus and Co. This business would consist of a financial planning/investments firm.

Mr. Overmyer made a motion to approve the change of use for Stifel, Nicolaus & Co. to be located at 3645 Medina Rd. as presented. It was seconded by Mr. Kuenzer.

ROLL CALL-Overmyer-yes, Kuenzer-yes, Apana-yes, Kraus-yes, Strogina-yes.

Mr. Dave Sorg from Sorg Signs represented the signage request. He stated he was before the Commission this evening to request a ground sign to reflect the two tenants i.e. Stifel, Nicolaus & Co. and Cutler Realty (which was already located in this building). Mr. Sorg stated they would be taking the existing pole sign on the property and modifying it to a ground sign.

Chair Strogina explained that pole signs were no longer permitted in the Township. This new sign is to be no higher than 10 ft. in height and is to incorporate landscaping around the base. Mr. Sorg agreed.

Mr. Apana made a motion to approve a ground sign for Stifel, Nicolaus & Co. and Cutler Realty located at 3645 Medina Rd. not to exceed 30.5 sq. ft. as presented. It was seconded by Mr. Kraus.

ROLL CALL-Apana-yes, Kraus-yes, Overmyer-yes, Kuenzer-yes, Strogina-yes.

EZ Win-2767 Medina Rd. Plaza 71

Mr. Marc Anthony represented EZ Win. He stated they wanted to expand their business, which consists of an Internet sweepstakes operation. He stated currently they occupy Units 22 and 24 and want to add unit 26. As part of this expansion they would be adding 10-15 more terminals. Mr. Anthony stated the only work that needed to be done was to clean, paint and carpet.

Mr. Apana asked how the Governor's moratorium on "internet café" affected the request before the Commission this evening. It was the Commission's understanding that there is a moratorium on new Internet café's but there is no language that forbids the expansion of existing operations. Mr. Anthony stated he also was of that understanding as well.

Mr. Overmyer made a motion to approve the addition for EZ Win to add unit #26 to their existing operation located at 2767 Medina Rd. Plaza 71 as presented. It was seconded by Mr. Kuenzer.

ROLL CALL- Overmyer-yes, Kuenzer-yes, Apana-yes, Kraus-yes, Strogina-yes.

Medina Heating & Cooling-3374 Pearl Rd.

Mr. Dave Dufala owner represented Medina Heating & Cooling. He stated he was requesting to build a duplicate building 90 ft. behind his existing building at 3374 Pearl Rd. It would be used for cold storage and consist of 4,608 sq. Ft. There is no signage being requested for this building.

Mr. Kraus made a motion to approve an accessory building for Medina Heating & Cooling located 3374 Pearl Rd. not to exceed 4,608 sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Kraus-yes, Overmyer-yes, Kuenzer-yes, Apana-yes, Strogina-yes.

Club RYO-2771 Medina Rd. Plaza 71

Mr. John McIntyre Director represented Club RYO (Roll Your Own). Mr. McIntyre stated Club RYO is a non-profit organization. He added he also represented Medina Smokes, which was located at 2771 and 2773 Medina Rd. Under recent federal regulations RYO's (roll your own) cigarette machines are not allowed to be on the same premises where the tobacco is sold; they have to be located in a non-commercial establishment and Club RYO solves that issue.

Club RYO is a non-profit 501 C-7 organization. No modifications will be made to the building. There is a separate entrance into Club RYO. There will be no signage. There is no mixture between Club RYO and Medina Smokes. It is a members only club where an individual will pay a membership fee to the 501 C-7 and that person can then use the machines to roll cigarettes. There will also be social club offering amenities such as free WI-FI and a pool table. No alcohol can be served and one cannot smoke in the club. Cigarettes can be rolled in the club but no smoking can incur inside the club.

Mr. McIntyre stated this is a "Social Club" under the 501 C-7 designation and any profits have to be given to a charity or put into the business.

Mr. Overmyer made a motion to approve the change of use for Club RYO to be located at 2771 Medina Rd. Unit 20 as presented. It was seconded by Mr. Kuenzer.

ROLL CALL- Overmyer-yes, Kuenzer-yes, Kraus-yes, Apana-yes, Strogan-yes.

Medina Family Barbershop-3267 Pearl Rd. Unit B

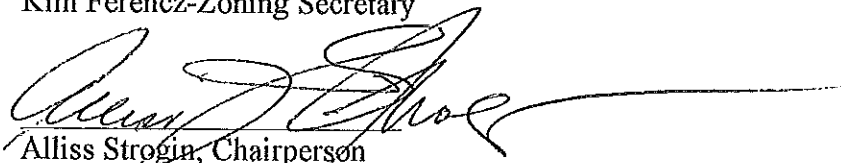
Mr. Mike Supeck stated he wanted to open up a barbershop at the corner of Remsen Rd. and Pearl Rd. The space would consist of 600 sq. ft. Mr. Supeck clarified that one difference between a hair salon and a barbershop is that a barbershop can use a straight razor and a hair salon cannot. There also is no signage being requested at this time.

Mr. Kraus made a motion to approve the change of use for Medina Family Barbershop to be located at 3267 Pearl Rd. Unit B as presented. It was seconded by Mr. Apana.

ROLL CALL- Kraus-yes, Apana-yes, Overmyer-yes, Kuenzer-yes, Strogan-yes.

Having no further business before the Commission, the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,
Kim Ferencz-Zoning Secretary


Alliss Strogan, Chairperson

**MEDINA TOWNSHIP
ZONING COMMISSION
REGULAR MEETING
August 21, 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, Apana and Strogin were in attendance. Alternate Board member Kuenzer sat in for a full Board. Permanent member Erickson was absent as well as alternate member Kraus.

The Trustees will hear site plans/signage on August 30, 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 July 17, 2012 meeting were approved as amended.

SITE PLANS

Brunswick Auto Mart-3950 Pearl Rd.

Mr. Charlie Dodd General Manager from Brunswick Auto Mart and Mr. James Briola from Northcoast Sign & Lighting represented Brunswick Auto Mart. Mr. Briola stated they wanted to add the word "Brunswick" to the existing word "Mazda" on the building. They would draw a rectangle around both words to make one 72 sq. ft. sign.

Chair Strogin clarified that the applicant wanted to make the two words with space in between them one sign under the 80 sq. ft. sign regulation. Mr. Overmyer stated he understood what the applicant wanted to do but there was a lot of empty space between the two words. Anyone looking at it would say there are two signs.

Ms. Szunyog stated the word Mazda is already on the building and it did not make sense to have the word Brunswick second if the actual name of the business will be Brunswick Mazda. Mr. Dodd stated they were trying to save the expense and utilize what exists which is to keep the Mazda lettering in its current location and add the word Brunswick.

The Commission offered pushing the two words closer together or adding a hyphen or bar between the two words to create cohesiveness between the words. Mr. Dodd stated they were looking for the simplest solution with minimum expense. He added they would be willing to connect the two words with a bar between.

Mr. Dodd then asked if they wanted to go with the signage as proposed this evening could they go before the BZA? Chair Strogin stated yes.

The Commission stated they would like the wording to be cohesive to look like one sign. The Commission also offered another solution i.e. to put a box around the two words and make it one sign.

Chair Strogin brought up the issue of balloons on the cars and the tethered weather balloon that was often on site. Mr. Dodd asked if she was referring to the site where they were building and investing in a multi-million dollar facility in the Township? Chair Strogin stated balloons were not permitted and did not positively add to the facility. Mr. Dodd stated he would take those concerns back to Mr. Colstein. Mr. Dodd stated they would make revisions as suggested and were asking for a little leeway in approval for the signage this evening.

Chair Strogin stated the Township has had promises from Mr. Panteck and Mr. Colstein about balloons at the site. The situation is rectified for a while and then the balloons go back up. Mr. Dodd stated he would take those concerns back and added there would be no more balloons at the site.

Mr. Briola stated he could provide revised drawings to the Zoning Inspector tomorrow that would reflect the comments made this evening and be within the zoning requirements. Chair Strogin stated those drawings would need to be submitted for the Trustees review.

Mr. Overmyer made a motion to approve a wall sign for Brunswick Auto Mart pending the submittal of revised drawings showing the unification of the wording "Brunswick" and "Mazda" as one sign. These drawings must be submitted by August 24, 2012. It was seconded by Mr. Kuenzer.

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

The second sign being requested by Brunswick Auto Mart is a 20.7 sq. ft. wall sign to be placed on the service building. Mr. Dodd stated the three existing Brunswick Volkswagen signs would be removed no later than Labor Day. Mr. Dodd reiterated that the balloons on the cars would be removed.

Mr. Overmyer made a motion to approve a wall sign reflecting the word "Service" not to exceed 20.7 sq. ft. for Brunswick Auto Mart as presented. The three existing Brunswick Volkswagen signs will be removed by August 30, 2012 or prior to the installation of the "Service" sign. It was seconded by Ms. Szunyog.

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

Whole Body Health-4483 Weymouth Rd.

Mr. Buddy Swisshelm represented Whole Body Health. He stated Whole Body Health was locating in the former space occupied by NOVA Veterinary Clinic. He stated they were interested in erecting a sign in the existing sign structure on the property. They would follow all the regulations about size and height and all the rules regarding the electronic portion of the sign regarding motion, delay and number of messages.

Chair Strogin stated the digital message sign language was drafted not that long ago. She then went over the regulations with the applicant. Chair Strogin stated that the message can only change once every minute. There is no flashing of the sign. The applicant agreed to all the regulations governing the digital message sign. Whatever requirements the Township has i.e.

candlelight, length of time, color etc. will be set when the sign is manufactured.

Mr. Apana asked the nature of the business. Mr. Swisshelm stated it was primarily a chiropractic practice. The philosophy is holistic medicine to treat the entire body and they would sell vitamins and supplement as well.

Mr. Kuenzer made a motion to approve a digital message ground sign for Whole Body Health not to exceed 30.5 sq. ft. as presented. It was seconded by Mr. Apana.

ROLL CALL-Kuenzer-yes, Apana-yes, Overmyer-yes, Szunyog-yes, Strogina-yes.

Mr. Swisshelm asked about the time between the changing of the message and if that time could be reduced to allow two messages every minute? Chair Strogina responded the one minute time change matches the City of Medina. The 8 second time change which is commonly referred to is for highways where a car would not be stationary for long in order to read the message. She concluded there were no plans currently to make any changes in the language.

Weymouth Preservation Society-3314 Meyers Rd.

Police Chief Dave Arbogast represented the Weymouth Preservation Society which is sharing space in the building that would be occupied by the police department. Chief Arbogast stated the Society is proposing to put up a directional sign on the side of the building.

Ms. Szunyog made a motion to approve a 3.19 sq. ft. directional sign for Weymouth Preservation Society to be located at 3314 Meyers Rd. as presented. It was seconded by Mr. Apana.

ROLL CALL- Szunyog-yes, Apana-yes, Overmyer-yes, Kuenzer-yes, Strogina-yes.

Valley Hino Trucks-5026 Gateway Dr.

Mr. Bill Dunn General manager represented Valley Hino Trucks. He stated they were requesting a 74.8 sq. ft. wall sign. This business has 93 feet of linear frontage and the sign will face Rt. 18.

Mr. Overmyer made a motion to approve a wall sign not to exceed 74.8 sq. ft. for Valley Hino Trucks located at 5026 Gateway Dr. as presented. It was seconded by Mr. Kuenzer.

ROLL CALL-Overmyer-yes, Kuenzer-yes, Szunyog-yes, Apana-yes, Strogina-yes.

Mr. Dunn stated he was also present this evening to request a 32 sq. ft. ground sign for Valley Hino Trucks. This sign would be placed on Gateway Dr. as this business has no frontage on Rt. 18. The ground sign would have landscaping placed around the base of the sign.

Mr. Kuenzer made a motion to approve a ground sign not to exceed 32 sq. ft. for Valley Hino Trucks located at 5026 Gateway Dr. as presented. It was seconded by Ms. Szunyog.

ROLL CALL-Kuenzer-yes, Szunyog-yes, Apana-yes, Overmyer-yes, Strogina-yes.

Shop 42-3735 Stonegate Dr.

Mr. Briola from Northcoast Signs and Lighting and Ms. Melinda Barnowsky operator of Shop 42 represented Shop 42. Mr. Briola stated Shop 42 would be moving from the City of Medina to

Stonegate Dr. in Medina Township.

This business consists of a clothing/accessory shop mainly for juniors and young adults.

Mr. Overmyer made a motion to approve the change of use for Shop 42 be located at 3735 Stonegate Rd. as presented. It was seconded by Mr. Kuenzer.

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

Mr. Briola stated he was also present this evening to represent Shop 42's signage request. They were requesting a 17.92 sq. ft. wall sign. The business has 18 ft. of linear frontage.

Mr. Overmyer made a motion to approve a wall sign for Shop 42 not to exceed 17.92 sq. ft. as presented. It was seconded by Mr. Kuenzer.

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

Mr. Briola stated they were also before the Commission this evening to ask for a panel sign to be placed on the existing pylon sign for Shop 42. The size of the sign is 7.5 sq.

Mr. Apana made a motion to approve a panel sign for Shop 42 to be placed on the existing pylon sign not to exceed 7.5 sq. ft. It was seconded by Mr. Kuenzer.

ROLL CALL-Apana-yes, Kuenzer-yes, Overmyer-yes, Kuenzer-yes, Strogin-yes.

Discussion on Proposed Draft Inflatable Sign Language

The Commission discussed whether this draft should be sent to the County Planning Commission (CPC) now, or in conjunction with sending it to Mr. Thorne (it was faxed by ZI Ridgely to him August 15, 2012). To date ZI Ridgely stated there has been no response from Mr. Thorne regarding the proposed language. Chair Strogin stated if the language was sent to the CPC it was no longer a draft but a formal submittal

Mr. Apana stated under Section 605 K. Temporary signs are only permitted for going out of business sales or ground closings, grand openings, or public or institutional events. Therefore inflatable signs, due to the nature of being proposed to be temporary, would only be permitted under these specific circumstances so it appears that this section was in conflict with what was proposed.

Ms. Szunyog stated she also felt there was a difference between a portable sign and a temporary sign. A portable sign can be moved and a temporary sign is a sign for a short period of time. Chair Strogin stated frequency is not addressed as it is under the proposed inflatable sign language.

It was also discovered since the zoning code permits temporary signs, portable signs and inflatable signs (authorized as temporary signs only) then potentially the code could be interpreted that a business would be permitted a permanent sign, a temporary sign, a portable

sign and an inflatable sign.

It was also discussed if the Commission should have a section just on temporary signs and include inflatables or should inflatables be addressed in a separate section. Sections 605. K Portable Sign and the proposed language for inflatable signs need to be looked at to make sure they are not in conflict or are at least compatible.

It was also revealed that there is no definition for portable signs in the code.

The Commission decided to schedule a tentative workshop with Mr. Thorne for September 25, 2012. ZI Ridgely would contact Mr. Thorne to see if he was available.

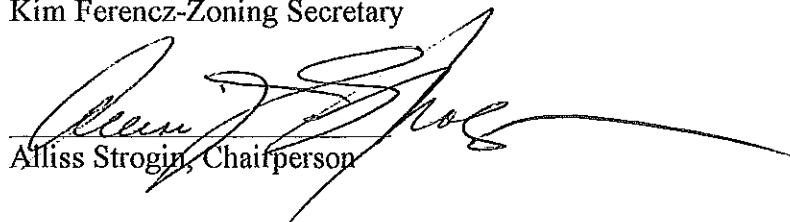
MISC.

The minutes from the Commissions July 24, 2012 workshop meeting on inflatables were approved as written. It was also questioned at a Trustee meeting how Mr. Apana conducted his survey of different communities in Ohio regarding inflatables and if it was random. Mr. Apana stated he typed in google search township regulations on inflatable balloons. He added he printed out those documents and had them if required.

The minutes from the Commissions July 24, 2012 workshop meeting on inflatables were approved as written.

Having no further business before the Commission, the meeting was adjourned at 9:02 p.m.

Respectfully Submitted,
Kim Ferencz-Zoning Secretary


Alliss Stogin, Chairperson