

**MEDINA TOWNSHIP
ZONING COMMISSION
REGULAR MEETING
November 20, 2012**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Zoning Commission to order at 7:30 p.m. Permanent Board members Overmyer, Apana, Szunyog and Strogin were in attendance. Alternate Board member Kuenzer sat in for a full Board. Alternate member Kraus was also in attendance.

The Trustees will hear site plans/signage on December 6, 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 October 16, 2012 meeting were approved as written.

SITE PLANS

Medina Soccer Association-3074 Remsen Rd.

Mr. Ian Jones represented Medina Soccer Association. Medina Soccer Association is currently located in the Weymouth Community Center on Remsen Rd. The request is to add additional space to their existing use as an indoor soccer facility.

Mr. Kuenzer made motion to approve the change of use (addition of 6,200 sq. ft.) for Medina Soccer Association located at 3074 Remsen Rd. as presented. It was seconded by Ms. Szunyog. ROLL CALL- Kuenzer-yes, Szunyog-yes, Overmyer-yes, Apana-yes, Strogin-yes.

CLO2 Systems-3247 Pearl Rd.

Mr. Todd Schroeter represented CLO2 Systems. He stated that he wanted to locate his business in one of the bays in his brother's building who currently runs a plumbing operation (APPC Plumbing) on Pearl Rd. The business in question is currently being conducted in upstate New York and consists of the mobile manufacturing of consumer commodity products. This business in particular is the packaging and shipping of chemicals to make products that remove odors from the air. There is no mixing of products at this site. The operation is done entirely inside of the building.

Chair Strogin asked about the chemicals used. Mr. Schroeter stated there was no mixing of chemicals of any kind at this location but would forward the MSDS sheets to the Fire Chief. The applicant was instructed to contact Fire Chief about the materials that would be handled at this location. No signage was requested at this time.

Mr. Overmyer made a motion to approve the change of use for CLO2 Systems to consist of 160 sq. ft. to be located at 3247 Pearl Rd. as presented. It was seconded by Mr. Apana.

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

Westfield Bank-4015 Medina Rd.

Mr. James Webster from Lettergraphics, Inc. represented Westfield Bank. He stated that Westfield Bank located in the Hoffman Building on Foote Rd. and Rt. 18 would be moving into the current Western Reserve Bank location.

Mr. Overmyer made a motion to approve the change of use for Westfield Bank to be located at 4015 Medina Rd. as presented. It was seconded by Mr. Kuenzer.

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

Mr. Webster stated he was also present to request signage for Westfield Bank. The first sign request was for a 13 sq. ft. portico sign over the center of the building. It would be a name change from Western Reserve Bank to Westfield Bank. Chair Strogin explained that 13 sq. ft. portico signs were granted by variance when the Western Reserve Office Park was first built.

Ms. Szunyog made a motion to approve the portico sign over the center of the front of the building for Westfield Bank to be located at 4015 Medina Rd. not to exceed 13 sq. ft. as presented and previously granted by variance by the Board of Zoning Appeals. It was seconded by Mr. Overmyer.

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

The second sign request was for an 11.7 sq. ft. portico sign over the east side of the building again to reflect the new name Westfield Bank. Chair Strogin reiterated that the portico signs were granted by variances from the Board of Zoning Appeals.

Mr. Apana made a motion to approve the portico sign over the east side of the building Westfield Bank to be located at 4015 Medina Rd. not to exceed 11 sq. ft. as presented and previously granted by variance by the Board of Zoning Appeals. It was seconded by Mr. Kuenzer.

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

Mr. Webster stated he was before the Commission this evening to request the words "Westfield Bank" to be placed on the pylon identification sign for the Office Park. The words Western Reserve would be removed. Lastly they were requesting a tenant panel to be placed on the existing pylon identification sign for Westfield Bank. The size of the tenant panel is 1.33 sq. ft.

Mr. Overmyer made a motion to approve Westfield Bank on the existing pylon identification sign for the office park not to exceed 5.9 sq. ft. as presented and a tenant panel for Westfield Bank to be placed on the existing pylon identification sign not to exceed 1.33 sq. ft. as presented. It was seconded by Ms. Szunyog-yes.

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

Kat Lotus Nail Bar and Beauty Lounge-2763 Medina Rd. Unit 28 Plaza 71

Ms. Katreeya Khamvongsouk represented Kat Lotus Nail Bar and Beauty Lounge. She stated her

business would be locating in Plaza 71. This operation would use eco-friendly based products. No signage was being requested at this time.

Mr. Kuenzer made a motion to approve the change of use for Kat Lotus Nail Bar and Beauty Lounge to be located at 2763 Medina Rd. Plaza 71 Unit 28 as presented. It was seconded by Mr. Apana.

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

Malley's Chocolates-4191 Pearl Rd.

Mr. Jason Galdun from Grusenmeyer & Associates, Mr. Dan Malley owner and Major Harrison from Brilliant Electric Signs represented Malley's Chocolates. Mr. Galdun stated Malley's Chocolates would be locating in the former location of First Merit in the corner of the Wal-Mart parking lot. The existing drive-thru would be used for special occasions i.e. when the store sells their chocolate covered strawberries for Valentine's Day.

Mr. Overmyer made a motion to approve the change of use for Malley's Chocolates to be located at 4191 Pearl Rd. as presented. It was seconded by Mr. Kuenzer.

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

Mr. Harrison from Brilliant Electric Signs stated he was before the Commission to request signage for Malley's Chocolates. The first request was for two ground signs. Malley's will be located on a corner lot, which would permit them to have two ground signs. The existing ground signs would be refaced to reflect the name of the business.

Chair Strogin stated the code has been modified to require landscaping around the base of all ground signs. The applicant stated they would comply with that zoning regulation.

Ms. Szunyog made a motion to approve the face change of two ground signs for Malley's Chocolates to be located at 4191 Pearl Rd. Each sign not to exceed 29.47 sq. ft. as presented. It was noted that landscaping will be incorporated around the base of each sign and the applicant would bring in a drawing for the zoning inspector's file. It was seconded by Mr. Apana.

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

Mr. Harrison from Brilliant Electric Signs stated the wall sign for Malley's Chocolates had been revised from what was originally submitted. The sign was reduce to 34.87 sq. ft. from the original 70 ft. requested and would be placed on the northwest side of the building. The liner frontage of the business on this side (Pearl Rd.) is 35 ft.

Mr. Overmyer made a motion to approve a wall sign for Malley's Chocolates to be located facing Pearl Rd. on the northwest elevation of the building not to exceed 34.87 sq. ft. as presented. It was seconded by Mr. Kuenzer.

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

MISC.

The majority of the Zoning Commission members attended the 24th Annual zoning and planning workshop put on the APA Ohio on November 16, 2012. It was an informative and well received seminar.

Discussion on Proposed Inflatable Sign Language

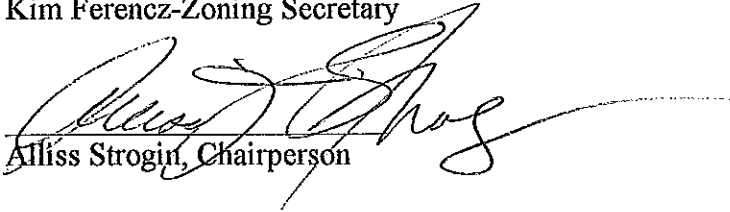
Chair Strogin stated she did not have the opportunity to review the tape from the last workshop meeting.

Chair Strogin stated the question has been proposed to Mr. Thorne regarding Section 603 General Requirements, "The regulations in this section shall apply to all signs in all zoning districts." It was asked from a legal standpoint, that if wording should be modified. She added she felt the court clarified any discrepancies based on the definition of a sign in the zoning regulation which says a sign is used to attract attention to any object, product, place, person or business. An inflatable Santa Claus does not meet that criteria. If a person in a residential district was running a business and had sign advertising that business then the sign would be illegal.

Chair Strogin commented that she was asked by a Trustee if that section of the code needed to be considered and possibly modified. The Commission did not feel it warranted any change but ZI Ridgely was asked to contact Todd Hunt and Bill Thorne to get their legal opinions.

Having no further business before the Commission, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,
Kim Ferencz-Zoning Secretary


Alliss Strogin, Chairperson