

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
NOVEMBER 19, 2013**

REGULAR MEETING

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:30 p.m. Permanent Commission members Apana, Kuenzer, Overmyer, Szunyog and Strogin were in attendance. Alternate Commission members Borror and Johnson were also in attendance.

The Zoning Commission minutes from their October 15, 2013 regular meeting were approved as written.

Trustees would hear site plans/signage reviews on December 5, 2013 at 7:00 p.m.

A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

SITE PLANS

Medina Vein and Vascular Center-4015 Medina Rd. Suite 90

Ms. Chris Koval from Northcoast Sign and Lighting Service, Inc. represented Medina Vein and Vascular Center. She stated Medina Vein and Vascular would be locating in the Western Reserve Building. They would be occupying a portion of the first floor.

Ms. Szunyog made a motion to approve the change of use for Medina Vein and Vascular Center to be located at 4015 Medina Rd. Suite 90 as presented. It was seconded by Mr. Apana.

ROLL CALL- Kuenzer-yes, Apana-yes, Szunyog-yes, ~~Borror~~-yes, Strogin-yes.

Overmyer/2

Ms. Koval stated she was also before the Commission to request signage. The first request is for a wall sign to be placed on the portico of the building. The size of the sign would be 6.08 sq. ft. Chair Strogin stated a variance was granted by the BZA for signs on the porticos of this building not to exceed 13 sq. ft. each.

Mr. Kuenzer made a motion to approve a wall sign for Medina Vein and Vascular Center located at 4015 Medina Rd. Suite 90 not to exceed 6.08 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

Lastly, Ms. Koval stated she was also requesting a tenant panel for Medina Vein and Vascular to be placed on the existing pylon sign consisting of 1.33 sq. ft.

Mr. Apana made a motion to approve a tenant panel to be placed on the existing pylon sign for Medina Vein and Vascular Center located at 4015 Medina Rd. Suite 90 not to exceed 1.33 sq. ft. as presented. It was seconded by Mr. Kuenzer.

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

Project Sushi-3579 Pearl Rd.

Mr. Carl May from Medina Signs represented Project Sushi. He stated that he was before the Commission to request a double-sided panel sign (each panel to be 2.98 sq. ft.) to be placed on the existing ground sign at Reserve Square.

Mr. Overmyer made a motion to approve two tenant panels to be placed on the existing ground sign for Project Sushi located at 3579 Pearl Rd. not to exceed 2.98 sq. ft. each as presented. It was seconded by Mr. Apana.

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

The Painted House & More-3835 Pearl Rd.

Mr. Jim Gowe, owner of Fenn Crossings and Mr. Bonacci represented the Painted House & More. Mr. Gowe stated this business would occupy space in Fenn Crossings. Mr. Bonacci interjected that the nature of this business is paint and home décor. No signage was submitted at this time.

Chair Strogin asked about the landscaping Mr. Gowe promised to complete at Medina Auto Brokers. Mr. Gowe stated he had forgotten about it but would address it accordingly.

Mr. Overmyer made a motion to approve the change of use for The Painted House and More to be located at 3835 Pearl Rd. as presented. It was seconded by Mr. Kuenzer.

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

Malley's Chocolates-4191 Pearl Rd.

Mr. Jason Galdun from Grusenmeyer & Associates, Architects represented Malley's Chocolates. Mr. Galdun stated Malleys had great success with the drive up window but unfortunately it is right next to the main check out line. Therefore, Malley's wants to build a 178.5 sq. ft. addition underneath the canopy to have room for inventory strictly for the drive thru.

Chair Strogin asked if the drive up window was open all the time? Mr. Galdun stated no, just during certain times of the year i.e. Valentine's Day, Easter, etc. He stated Malley's was also interested in putting up a menu board. Chair Strogin stated that would require a variance.

Chair Strogin stated the former tenant before Malleys was a bank. It had three drive up windows. Malleys was requesting to enclose the one bay right adjacent to the building. Mr. Galdun stated that was correct.

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Ms. Szunyog made a motion to approve the addition for Malley's Chocolates located at 4191 Pearl Rd. not to exceed 178.5 sq. ft. as presented.

It was seconded by Mr. Apana.

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

Lager Heads Brewing Company-4184 Pearl Rd.

Mr. Jon Kiene and Mr. Matthew Kiene represented Lager Heads Brewing Company. They stated they are located on Abbeyville Rd. but were running out of room and needed a new building to house their brewing equipment. The business at this location would consist of a brewing and tap room. A tap room allows a patron to sample beers and/or purchase the beer and other merchandise. The Kiene's stated they would serve light snacks and appetizers. There is no other alcohol for sale or consumption except for Lager Head beer. Mr. Kiene stated they were in the process of applying for and obtaining another liquor license for this facility.

Mr. Overmyer made a motion to approve the change of use consisting of 7,200 sq. ft. for Lager Heads Brewing Company to be located at 4184 Pearl Rd. as presented. It was seconded by Mr. Kuenzer.

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

Mr. Kiene stated he was also before the Commission to request signage. The first request was for a 60 sq. ft. wall sign. The business has 60 ft. of linear frontage.

Ms. Szunyog made a motion to approve a wall sign for Lager Heads Brewing Company to be located at 4184 Pearl Rd. not to exceed 60 sq. ft. as presented. It was seconded by Mr. Apana. ROLL CALL-Szunygog-yes, Apana-yes, Kuenzer-yes, Overmyer-yes, Strogina-yes.

The last request is for a 25 sq. ft. ground sign. Mr. Kiene stated they would be using the existing ground sign and just replacing the faces. The sign would be 25 sq. ft. and 6 ft. in height. Chair Strogina stated there needed to be landscaping around the base of the sign. She also noted that the existing landscaping in the front was very sparse and needed to be revitalized and added to. Both Kiene's acknowledged that they would be cleaning up and adding to the landscaping.

Mr. Apana made a motion to approve a ground sign for Lager Heads Brewing Company to be located at 4184 Pearl Rd. not to exceed 25 sq. ft. and 6 ft. in height as presented. It was so noted that landscaping needed to be incorporated around the base of the sign and landscaping would be added to the front of the property where possible. It was seconded by Mr. Overmyer. ROLL CALL-Apana-yes, Overmyer-yes, Kuenzer-yes, Szunyog-yes, Strogina-yes.

MISC.

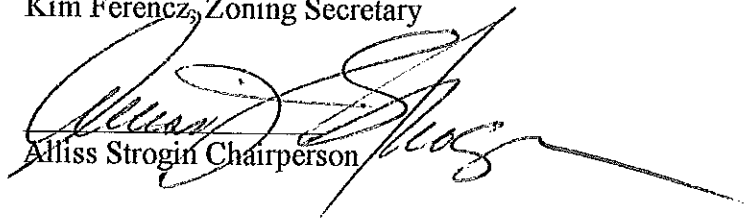
No BZA hearing for November 2013.

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Having no further business before the Board, the meeting was officially adjourned at 8:26 pm.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogan Chairperson