

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
DECEMBER 17, 2013**

REGULAR MEETING

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:35 p.m. Permanent Commission members Apana, Kuenzer, Overmyer, and Strogin were in attendance. Alternate Commission member Borrer sat in for a full Board. Alternate member Johnson was also in attendance.

The Zoning Commission minutes from their November 19, 2013 regular meeting were approved as amended.

Trustees would hear site plans/signage reviews on January 2, 2014 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

On Demand Childcare dba (Sweet Kiddles)-3825 Stonegate Dr.

Ms. Andrea Kimmel represented On Demand Childcare doing business as Sweet Kiddles. She stated that this child day care would be open 6 days a week. Daycare would be available part time, full time or on an hourly basis.

Mr. Apana a motion to approve the change of use for On Demand Childcare dba (Sweet Kiddles) to be located at 3825 Stonegate as presented. It was seconded by Mr. Borrer.

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

Ms. Kimmel stated she was also before the Commission to request signage. The request is for a ground sign. It is just a replacement of the existing sign with the new name. The size of the sign would be 31.05 sq. ft. The height is 7 ft.

Mr. Borrer made a motion to approve a ground sign for On Demand Childcare dba (Sweet Kiddles) located at 3825 Stonegate Dr. not to exceed 31.05 sq. ft. as presented. It was seconded by Mr. Kuenzer.

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

Medina Township Police Department-4877 Fenn Rd.

Police Chief Arbogast represented the Medina Township Police Department. He stated that the Trustees purchased the former Rustic Inn/Hoffman Group building on Fenn Rd. and the police department would be moving to that location in 2014. The existing police station would then be used for fire services. Chief Arbogast stated there would be minor interior changes made to

accommodate the creation of office space. Chief added the biggest interior renovation will be an evidence room because the existing evidence room does not meet state and federal standards. Chief Arbogast continued that in the future, there are plans to build a 6 bay garage behind the building. There would be access control to the rear of the building as well.

Mr. Overmyer made a motion to approve the change of use for the Medina Township Police Department to be located at 4677 Fenn Rd. in an existing building with an addition of 1,664 sq. ft. of new construction as a garage 24' x 64 as presented. It was seconded by Mr. Kuenzer.

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

Chief Arbogast stated he was also before the Commission to request signage. The request is for a ground sign. The size of the sign would be 20 sq. ft. Chair Strogan stated in reviewing documents from ODOT regarding the Fenn Rd. improvements which is coupled with the Rt. 42 improvement project, it was revealed that this project will affect the property that has been purchased for the location of the police department. Frontage would be taken from this property the existing driveway abandoned, and ODOT would build a new driveway. Chair Strogan continued the reason for the relocation of the driveway per ODOT is due to fact the intersection in the area of Pearl and Fenn would be made wider to accommodate turning lanes. ODOT felt the existing driveway was too close to the proposed turning lane locations.

Chair Strogan continued that since this signage request shows the sign where the existing driveway is now which will be no more, it needs to be tabled until modifications are made. Chief Arbogast agreed that he would like to table this ground sign request at this time.

Mr. Kuenzer asked if ODOT had a definitive plan for the amount of frontage that will be taken and the exact location of the driveway? He questioned the police moving into the new location and not having signage. Chair Strogan stated per her conversation with ODOT today, all the road right of ways and signage relocation for Fenn Rd. project have been completed. Regarding the Rt. 42 project, ODOT will not be acquiring road right of way until next spring. Mr. Kuenzer suggested the Commission grant the signage request this evening, so the sign could be erected but knowing it will have to be moved as it might be 6 months or more before ODOT moves forward. Chair Strogan stated she understood Mr. Kuenzer's concern and added that is why she wanted to table the signage request until next month as there should be more information and decisions made on taking of frontage and relocation of the driveway. She added that it would not be prudent for the Commission to approve a sign that will be in the road right of way as that is against the zoning code. If the police department does locate in the building in the next 60-90 days a temporary sign could be issued.

Chief Arbogast stated at the earliest the police department would not begin to move until at least March 2014.

Mr. Overmyer made a motion to approve a table^{ns} the approval of a ground sign for the Medina Township Police Department per the applicant's request until the Commission's next meeting January 21, 2014. It was seconded by Mr. Apana:

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

Riverview Villas-Block "P" of Stonegate Subdivision

Mr. Ken Cleveland from Stonegate Center LLC and Mr. Dave Lewis and Jason Brenner from Lewis Land Professionals represented Stonegate subdivision. This phase of the project would consist of 25 single-family cluster units in the rear of the Stonegate Subdivision.

Chair Strogin asked if there was sufficient open space for the entire subdivision? Mr. Brenner stated yes. Page 1 of the project verifies all the open space for the entire project. There is sufficient open space for the entire subdivision. Mr. Brenner added that there will be private drives; one of them directly opposite of Tatiana Dr. off of Stonegate. It follows the arch of top of ~~the~~ the ridge. There is a second drive that doubles back to Stonegate to provide two means of ingress/egress into the subdivision.

Mr. Brenner continued that these proposed units would back up to the lip of the ridge. They have provided a 20-25 ft. buffer from the ridge to where the units would be built. The 20-25 ft. buffer is still considered part of the units so that each unit can have a small back yard if they want a fence, patio or picnic table i.e. something without a foundation.

Chair Strogin stated she met with Mr. Cleveland and Mr. Brenner on several occasions to work out these arrangements. The Township wants envelopes for these clusters so that when someone goes out their front or rear door they are within their envelope. This provides the opportunity for the residents to fence in a small area or build a patio. This modification did not decrease the density or the number of units allowed to be built.

Chair Strogin asked if this phase would have a separate HOA or folded into one of the existing ones? Mr. Lewis stated it would have its own HOA but will be under the general umbrella of Stonegate Subdivision. The documents have not been prepared as of yet. Chair Strogin stated the Township would need those documents.

Mr. Kuenzer asked if there would be sheds on any of the units? Mr. Lewis stated no, they were not proposing any sheds. Mr. Kuenzer asked if they would be permitted to have sheds? Mr. Lewis responded no. They were going to use the Pioneer cluster homes documents as a draft. Mr. Kuenzer asked about fences. Mr. Brenner stated fences would be allowed in the back area and limited to the envelope. Mr. Lewis stated even the smallest envelopes allow for a 2600 sq. ft. ranch to be built.

Mr. Cleveland stated he wanted to make provisions for elevators in the units itself as the population is getting older. Those units that will be built by the hill will still be ranches, but will have basements so it is a consideration. Chair Strogin stated if somebody wanted to build a two-story unit instead of a ranch would they be allowed? Mr. Cleveland stated yes.

Mr. Overmyer asked about the retention basin. Mr. Brenner stated the retention basin shown on the plan is for the entire project.

Chair Strogan stated it is also shown 14 spaces for guest parking. She concluded this subdivision is scheduled to be on the CPC agenda in January.

Mr. Borrer made a motion to approve the site plan for Riverview Villas Block "P" of Stonegate Subdivision as presented with the notation that the HOA documents need to be submitted to, reviewed and approved by the Township. It was seconded by Mr. Kuenzer.

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

Medina County Board of Elections-3800 Stonegate Dr. (Unit C)

Mr. Vince Fond Jr. from 3800 Stonegate Dr. Assoc. Ltd. represented the Medina County Board of Elections. He stated that the Board of Elections would be relocating in the space formerly occupied by the Medina County Library over by Lite House and Hobby Lobby. Mr. Fond stated there will be no exterior changes made to the building, just interior renovations for office space. The Board of Elections will vacate the building they now occupy once the renovations are completed.

No signage is being requested at this time. A separate application would be made for signage at a future date.

Mr. Kuenzer stated he noticed on the site plan by where the dumpsters are shown to be located a vacant space consisting of approximately 3,000 sq. ft. Mr. Fond stated the Board of Elections has an option on it if they need the extra space. The Board of Elections has first right of refusal.

Chair Strogan then asked about the landscaping. Mr. Fond stated two landscape islands were added in the parking lot when the library was located there. She then asked if Mr. Fond was going to put any landscaping in front of the building to enhance the appearance. Mr. Fond stated they were not planning on adding any further landscaping to the building or parking area.

Chair Strogan ^{said} the landscaping requirements in the zoning resolution do call for a landscape strip in front of the building. Mr. Fond agreed to add two large planters at the entrance of the building. Mr. Borrer interjected that he did not agree such items were requirements for the change of use. Chair Strogan responded a change of use allows the Township to make bring a business into compliance with the current regulations. She added there is a lot of concrete around this building and it is nice to be able to break up that look with the incorporation of landscaping and plantings.

Mr. Fond agreed to put in islands where it shows markings on the site plan. Mr. Fond stated the Commission must realize those islands will be in an open area and people tend to fly through that parking lot. Chair Strogan stated the islands will provide a means of discouragement from doing just that.

Mr. Overmyer made a motion to approve the change of use for the Medina County Board of Elections to be located at 3800 Stonegate Dr. Unit C. It was so noted that two additional landscape islands will be placed in the parking lot area as indicated on the site plan as well as two large planters framing the entrance to the building as presented. It was seconded by

Mr. Apana.

ROLL CALL- Overmyer-yes, Apana-yes, Borrer-no, Kuenzer-yes, Strogin-yes.

Fairfield Inn & Suites-Eastpointe Dr.

Mr. Dave Lewis from Lewis Land Professionals represented Fairfield Inn and Suites. He stated that this was previously before the Commission in 2008, as a major brand hotel. The franchise at that time was not secured but it can now be disclosed that it was to be a Holiday Inn. Since then the Holiday Inn franchise has been allocated to locate on Rt. 18 in Montville Twp.

Mr. Lewis stated that as a result, this location would now become the home of Fairfield Inn and Suites. Chair Strogin asked if there were any plans for a bar/lounge in the hotel? Mr. Lewis stated no. Chair Strogin stated if one were a national chain with a minimum of a 100 rooms you are guaranteed a liquor license. Mr. Lewis stated there are only 79 rooms in this hotel.

Mr. Lewis continued this building is 24 ft. longer than the building that was previously approved. A few parking spaces were taken out. On the previously approved site plan the retention basin was out front. On this plan they have omitted the storm water detention basin and enlarged the parking area to gain back the spaces lost. Mr. Lewis commented they would now utilize underground storm water chambers. The building will be fire suppressed. A landscaping and lighting plan have also been submitted. Signage would be submitted at a later date.

Mr. Lewis stated the height of the building including the parapet would be 42 ft. Chair Strogin stated the maximum height permitted is 35 ft. If the "center tower" is just a parapet to house HVAC and the like then a maximum building height of 50 ft. is permitted. Mr. Lewis stated for the record that the "center tower" is a parapet.

Chair Strogin asked about the area marked "outside storage area" on the plan. Mr. Lewis stated that was on the 2008 drawings and was just transferred over to the new site plan. He commented he was not sure what was proposed to be stored there. Chair Strogin stated regardless of what it is used for it must be entirely enclosed (4-sides) because no outside storage is permitted. Mr. Lewis stated he understood and stated for the record it will be a small storage shed completely enclosed.

Chair Strogin asked about the landscaping being sufficient to provide privacy around the concrete patio of the hotel. Mr. Lewis stated the landscaping plan calls for 16 green luster Japanese Holly plants. He added it was a 32 inch tall hedgerow. Chair Strogin suggested the height of that landscaping be raised so the hotel guests do not have to look at the loading dock of Rick Roush Autosports. Mr. Lewis stated he would take that into consideration.

Mr. Overmyer made a motion to approve the change of use for Fairfield Inn and Suites located on Eastpointe Dr. as presented with the acknowledgement that there is a storage shed in the northeast corner and the center column of the building is a parapet (42.6 ft. in height) with the

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height of the building being 32.6 ft. It has been also recommended to increase the height of the landscaping on west side of the concrete patio. It was seconded by Mr. Borrer.
ROLL CALL-Overmyer-yes, Borrer-yes, Kuenzer-yes, Apana-yes, Strogin-yes.

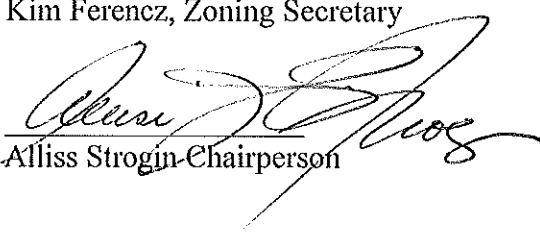
MISC.

No BZA hearing for December 2013.

Having no further business before the Board, the meeting was officially adjourned at 9:05 pm.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin-Chairperson