

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JANUARY 21, 2014**

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:30 p.m. Commission members Apana, Kuenzer, Borrer, Overmyer and Strogin were in attendance. Alternate member Johnson, Zoning Secretary Laurie Shoemaker and Zoning Inspector Elaine Ridgley were also in attendance.

Trustees would hear site plans/signage reviews on January 30, 2014 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests. Chairperson Strogin reminded the applicants that a representative needs to be present to represent their project in case the trustees should have any questions.

Chairperson Strogin made a motion to approve the Zoning Commission minutes from their December 17, 2013 meeting as amended. It was seconded by Mac Overmyer and vote was all in the affirmative.

MISC.

An email was sent from the planning commission reminding people there will be a mock zoning commission meeting on January 29, 2014 at the library, community room A. The Township requires that all members get six (6) hours training per year.

ORGANIZATIONAL MEETING

Election of Officers

Chairperson Alliss Strogin turned the gavel over to the Zoning Secretary Laurie Shoemaker to conduct the election of the Zoning Chairperson for 2014. Secretary Shoemaker called for nominations.

Mr. Overmyer made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2014. It was seconded by Mr. Apana. The nominations were closed.

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

The meeting was turned over to Chairperson Strogin. Chairperson Strogin then called for nominations for Vice Chairperson.

Mr. Apana made a motion to nominate Mr. Overmyer as Vice Chairperson of the Zoning Commission for the calendar year 2014. It was seconded by Mr. Kuenzer. Chairperson Strogin made a motion to close the nominations for Vice Chairperson.

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

Set hearing dates/confirm hearing posting

Chairperson Strogin stated the Zoning Board of Commission has been meeting on the third Tuesday of every month at 7:30 p.m. and asked if anyone on the board would like that to change. Mr. Apana stated that most others meet at 7:00pm and for uniformity suggested the meetings start at 7:00 p.m. After a discussion of pro's and con's among the board, it was decided, for the interim, to change the meeting start time to 7:00 p.m. Chairperson Strogin stated that they are not locked in the new time and if it does not work they can always change it back. Chairperson Strogin stated the board will continue to meet on the third Tuesday of every month at the new time of 7:00 p.m. Posting of the meeting, with time change, will be placed on the Town hall marquee, the Gazette and the Medina Township website accordingly.

The Organizational meeting was closed at 7:45 p.m.

REGULAR MEETING

Chairperson Strogin continued back to the regular meeting of the Medina Township Board of Zoning Commissioners.

(Reminder) Riverview Villas of Stonegate

Chairperson Strogin reminded the board that Riverview Villas of Stonegate was asked last month to supply the board with the declarations and covenants, to which they complied. Chairperson Strogin and Bill Thorne, from the Prosecutors Office, reviewed the documents and between the two of them found 18 items that needed to be changed. Mr. Thorne contacted their attorney who wrote the documents and he agreed to make the appropriate amendments. Chairperson Strogin stated that she and Mr. Thorne will review those amendments before they are recorded.

Vice Chairperson Overmyer stated he thought it would be a good idea to hold a training course on what to look for in Declaration and Covenants. Mr. Apana suggested Chairperson Strogin conduct the course as she is familiar with what to look for in these documents. Mr. Apana also asked, if it was approved for Strogin to give such a course, would it apply to the training hours the board is required to have? Ms. Strogin referred the question to Trustee Ray Jarrett. Mr. Jarrett thought it would not be a problem for Chairperson Strogin to be the one to conduct the course but both Strogin and Jarrett agreed it would need to be cleared with Trustee DeMichael.

SITE PLANS

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

Dave Sterrett, 411 West Smith Rd., Medina, represented the Medina County Board of Elections. He proposed for the Medina County Board of Elections to install a wall sign with plastic foreign pin mounted, Gemini letters as presented - 76.25 square feet in a medium blue.

Chairperson Strogin explained that the Medina County Board of Elections is moving from a current location in Medina Twp. to a new location in Medina Twp. where the temporary library used to be.

Chairperson Strogan asked for a motion to approve the wall sign for the Medina County Board of Elections at 3800 Stonegate Dr., Ste. C, not to exceed 76.25 sq. ft. as presented. Mr. Kuenzer so moved and Mr. Apana seconded the motion.

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

Mattress Firm

Eric Newland, ADA Architects, Inc., 17710 Detroit Ave, Lakewood, OH 44107, represented BEK Developers, LLC (Mattress Firm). Secretary Shoemaker confirmed we had letters on file that Mr. Newland is authorized to speak on behalf of BEK Developers, LLC.

Chairperson Strogan stated, for the record, that this property at 4055 Pearl Rd. used to be Bully's BBQ, and before that Tumbleweed, now to be Mattress Firm. Mr. Newland stated that they are located on the corner of Stonegate and Pearl Rd., adjacent to Panera Bread. They are proposing to do a complete skin remodel, basically pull the siding off the building.

Chairperson Strogan confirmed that they were not making any changes in terms of enlarging and they were only changing the façade a bit. Mr. Newland agreed, but stated the two columns up front are considered an addition and they will also be making a few minor improvements on the site. Chairperson Strogan confirmed with Zoning Inspector Ridgley that the columns met the setbacks.

Chairperson Strogan asked for a motion to approve the change of use and addition to the existing building at 4055 Pearl Rd. for Mattress Firm as presented. Mr. Overmyer so moved and Mr. Borrer seconded the motion.

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

Chairperson Strogan reminded Mr. Newland that he would need to remind the owners that when they are ready for signage, they need to return to our zoning office and follow the proper procedures. Mr. Sterrett reminded the board that Bully's shared the ground sign with Panera Bread and there is only one ground sign allowed on the property. Chairperson Strogan said the sign was 32 sq. ft.; 16ft. was for Bully's. Chairperson Strogan asked zoning inspector Ridgley if she had gone over the signage requirements with Mr. Newland. Ms. Ridgley stated that Mr. Newland is not handling signage. Chairperson Strogan suggested that whoever is doing the signage needs to call zoning inspector Ridgley because there are two buildings on one property sharing a sign.

Mr. Newland was reminded by Strogan that he would be getting a letter reminding him that a representative needs to be at the meeting on Jan. 30, 2013 when the Trustees review his site plan request.

Dr. Anthony Polito (*change of use*)

Dr. Anthony Polito, a Podiatrist in Medina for 22 years, stated he is moving his office from 750 East Washington, Medina OH, to 4071 North Jefferson, Medina, OH. He has entered into an agreement to purchase the space, taking three of the four parcels for a total of 2728 sq. feet. Jeff Massie, Summer Sweet Construction, Brunswick, OH was also in attendance and will be doing the construction on the site.

Chairperson Strogin asked for a motion to approve the change of use for Dr. Anthony Polito at 4071 North Jefferson as presented. Mr. Apana so moved and Mr. Overmyer seconded the motion.

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

Dr. Anthony Polito (*panel sign*)

Mr. Dave Sterrett from Medina Signs, 411 W. Smith Road, Medina OH, represented Dr. Polito. They requested changes to two existing signs. The panel sign is 3.126 sq. ft. Dr. Polito asked the board if he was able to change the wording or color of the sign after it was approved. The board explained that as long as the size of the sign did not change he was free to change the content.

Chairperson Strogin asked for a motion to approve the panel sign for Dr. Anthony Polito, not to exceed 3.126 sq. ft. as presented. Mr. Kuenzer so moved and Mr. Overmyer seconded the motion.

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

Dr. Anthony Polito (*directional sign*)

Dave Sterrett, Medina Signs, 411 W. Smith Road, Medina OH, proposed to install graphics on an existing directional sign adjacent to the entry doors of Dr. Anthony's Polito's suite as presented. Chairperson Strogin explained this is a directional sign to designate which suite is Dr. Polito's.

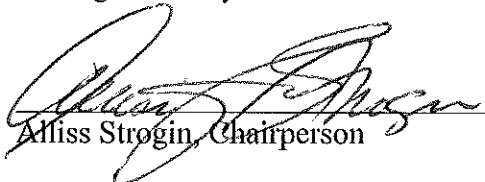
Chairperson Strogin asked for a motion to approve the directional wall sign for Dr. Anthony Polito not to exceed 1.75 sq. ft. as presented. Mr. Borrer so moved, Overmyer seconded the motion.

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

Chairperson Strogin asked if there was any public comment. She reminded everyone the next zoning commission meeting is February 18, 2014. Having no further business before the Board, the meeting was officially adjourned at 8:16pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary


Alliss Strogin, Chairperson

2/19/14
Date