

**RECORD OF PROCEEDINGS
MINUTES OF PUBLIC HEARING CONTINUATION
MARCH 20TH, 2014**

The Medina Township Board of Trustees held a Public Hearing continuation on March 20th, 2014, regarding four (4) proposed Zoning Text Amendment Changes. Chairman Todd called the meeting to order at 7:07 pm with the following Trustees in attendance: Michael D. Todd, Ray Jarrett and Ken DeMichael. Also in attendance were the Fiscal Officer, Linda DeHoff, Zoning Inspector, Elaine Ridgley and the general public.

Mr. Todd explained the reason for the meeting.

Roll Call

Mr. Todd asked for a roll call of all members present. Trustees present were Mr. Todd, Mr. Jarrett and Mr. DeMichael.

Pledge

Mr. Todd led the Pledge of Allegiance.

Public Hearing

Mr. Todd explained that this was a continuance of the Public Hearing regarding the four (4) Text Amendment Changes. Mr. Todd said there were some questions brought up at the last meeting and we are waiting for a response from the Prosecutor's Office. Mr. Todd doesn't feel that they are prepared to go forward and take a vote unless the other Trustees feel differently. Mr. Jarrett and Mr. DeMichael agreed that they should wait until they get a response back from the Prosecutor regarding their questions. Mr. Todd asked the public if they had any comments and that they be confined to the text amendments as proposed.

Sally Gardner (3333 Foskett Road) said she brought up the issue of public safety at a prior meeting. She said there was a giant rubber duck that was on display in Taiwan that exploded. She knows the Trustees care about driver safety because they just put up a yield sign on Remsen and Huffinan Roads. She said there is more traffic on SR18 and she would like the Trustees to take into consideration that their concern for the drivers should be everywhere.

Mr. Todd motioned to continue the public hearing until April 10, 2014, at 6:30 pm. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. Todd, Mr. Jarrett and Mr. Todd. Mr. Todd said the meeting is continued at 7:11 pm.


Linda DeHoff, Fiscal Officer


Michael D. Todd, Chairman


Ken DeMichael, Vice-Chairman


Ray Jarrett, Trustee

RECEIVED

JUL 09 2013 *CB*

MEDINA TOWNSHIP®

REVISED

July 8, 2013

Dear Honorable Trustees:

On June 18, 2013, the Zoning Commission voted on the proposed text amendments as follows:

1. To modify the existing definition of Sign, Temporary, which currently reads:

~~“Sign, Temporary” is a sign or advertising display constructed of cloth, canvas, fabric, plywood or other light material and designed or intended to be displayed, for a short period of time.”~~

To now read, “Sign, Temporary” is a sign affixed to a building, structure or placed on the ground constructed of cloth, canvas, fabric, plywood or other material and designed or intended to be displayed for a limited period of time. See Figure A.”

and to add a definition- “Sign, Inflatable” is a static, air or gas filled structure.”
Motion carried.

2. To delete Section 605 K-Portable Signs in its entirety:

~~K. Portable Signs No portable or temporary sign, including a sign on a temporarily placed vehicle for advertising purposes, shall be placed on the front or face of a building or on any premises, except in the following instances for no more than 14 days and shall be at least ten (10) feet from any road right of way.~~

- ~~1. Going out of business sale or grand closings.~~
- ~~2. Grand Openings.~~
- ~~3. Public or institutional events.~~

~~Such signs shall require a deposit in the amount as shown on the schedule of fees, Appendix V, given to the Zoning Inspector by the business advertising the event or the director in the case of a public or institutional event. Failure to remove the portable sign on the 15th day results in forfeiture of deposit to the Township.~~

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and replace with the following:

Section 605

K. Temporary Signs-Shall be limited to one temporary sign per property, not to exceed 32 sq. ft. Such temporary signs may be placed on a building, or on any business property for not more than 14 days, three (3) times per calendar year (Jan. 1st-Dec. 31st). The sign shall be at least 10 ft. from any road right of way except as otherwise specified in this code. The 14-day periods may be consecutive if the property owner so desires.

Motion carried.

3. To delete the current wording of Section 706 Non-Conforming Lots in its entirety:

~~Non-Conforming Lots~~

~~The lot area, width and frontage requirements established in each of the zoning districts shall apply to all lots, unless such lot was separately owned and was either a parcel of record or included in a recorded land contract at the time this Resolution took effect and cannot practicably be enlarged to comply with the current requirements. Such lots may be used for any activity permitted in that zoning district, provided the lot and buildings comply with all required front, side and rear yard requirements and all other requirements of the applicable zoning district and this Zoning Resolution. Lots which cannot comply with the front, side and rear yard requirements of the applicable district may be considered for a variance by the Board of Zoning Appeals.~~

and replace with the following wording:

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Section 706 Non-conforming Lots of Record

A. In any district in which single family dwellings are permitted, a single family dwelling and customary accessory buildings may be erected on any legal lot of record at the effective date of the adoption or amendment of this Resolution, notwithstanding limitation imposed by other provisions of this Resolution, provided all such lots are approved by the Medina County Health Department for on-site sewer and water facilities if applicable. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the current regulations for the district in which such lot is located. Variances of requirements listed in this Resolution other than lot area or lot width shall be obtained only through action of the Board of Zoning Appeals as provided in Appendix I.

B. A nonconforming lot or lots of record which do not comply with the area or width or both of the current Medina Township Zoning Resolution may be considered for replat or combination so long as any change in the area, width or both of new nonconforming lots or lots resulting from said replat or combination does not create any lot less compliant with the current legal lot regulations. Any new nonconforming lot or lots created as a result of this section must also comply with conditions as set forth in Section 706 A.

Motion carried.

4. To recommend denial of the proposed amendments on Section 605 N. Inflatable Signs, which read:

605N. Inflatable Signs

1. Inflatable signage shall only be permitted in commercial districts. Movement of all or any part of an inflatable sign is prohibited.

2. Frequency:

Inflatable signs shall be limited to one per property and limited to maximum of 42 days per calendar year (Jan. 1st-Dec.31st).

3. Inflatable signs shall require a permit secured by a deposit with the zoning inspector in the amount shown on the "schedule of fees" appendix V. Failure to remove the inflatable sign within 24 hrs. of the expiration of the permit shall result in the forfeiture of the deposit to the Township.

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4. Location:

- a. All inflatable signs are to be ground-mounted. They are prohibited from rooftops.
- b. Inflatable signs shall be set back from any road right of way and property lines a minimum of 10 ft. plus the height of the sign. (Ex. A 14 ft. tall inflatable would be set back 24 feet).
- c. Inflatable signs and their components placed in parking lots shall not reduce the number of available parking spaces below the required minimum.
- d. Inflatable signs shall not be placed so as to hinder access by emergency vehicles or services.
- e. Placement of an inflatable sign within 660 feet of a Federal or State Highway must comply with Federal/State Regulations.

5. Size:

- a. Height shall be measured vertically from the ground to the inflatable sign's highest point; width shall be measured horizontally as the distance between the inflatable sign's widest points. Area shall be determined by multiplying the inflatable sign's height times its width.
- b. Inflatable signs shall not exceed 14 feet in height, nor shall they exceed 75 square feet in area.

—● The reasons for recommending disapproval are as follows:

We have given much thought to this decision because of the importance, interest, and notoriety of this issue, and have considered the following items:

In a questionnaire circulated in 1981 local residents stated the need for better sign control, fewer signs, smaller signs. (61) The Medina Township Comprehensive Plans of 1983 and 2002 both included mention of sign controls to insure the safety of auto travelers and to maintain the aesthetic quality of the community (63) Mobile signs, A-frame signs, and other miscellaneous signs should not be allowed on commercial property. This is presently one of the principal sign problems along 42 and 18 in Medina Township. (64)

Although the 2008 Comprehensive Plan revision was not approved due to a legal technicality. However, regarding the I-71 Gateway commercial district, the Plan states that because this is a highly visible gateway into Medina

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Township, this area must serve as a well planned commercial corridor with respect to design and visual quality. Consider cohesive design standards for signage along this corridor to encourage better-designed signage which serves to reduce the visual clutter. (3-43)

At the February 25, 2013, open house sponsored by the current Comprehensive Plan Steering Committee we heard many residents voice their concerns about the possible proliferation of signs in the Township, they wanted the township that they first moved into. The results of the surveys mailed to the homes of residents seem to indicate that they too wish to retain the rural and park-like atmosphere of the township.

All but one of the municipalities in Medina County have prohibitions on inflatable signs and Brunswick is considering new regulations on pole signs because they are concerned about the aesthetics and appearance of the I-71 and Center Road corridor.

Since January 2012, more than 35 businesses have requested permits to locate or expand their current businesses in our township.

MC Sporting Goods and Lighthouse Pools have relocated from Medina to Medina Township. Fenn Crossings has gone from nearly deserted to practically full. O'Brien Chevrolet and Medina Auto Mall are currently working on major expansions to their dealerships.

We do not view this Township, and its regulations, as being unfriendly to business. I have heard nothing but wonderful comments from business owners about the help they have received from the zoning inspector. Most recently the V.P. of Quaker State and Lube (Dave Miller) is quoted in the March 23rd issue of the Medina Post, "The one thing about the Township was that they were extremely fair and were extremely reasonable in working with us."

It is also our understanding that the surrounding townships have agreed to have similar zoning requirements to avoid competition for businesses.

Mr. Sherba, the businessman who rents the inflatables, stated at the April 17 public hearing that he does not recommend mounting inflatables on the ground for various safety reasons.

Lastly, as we consider this zoning change, the lyrics of an old song keep reoccurring in my mind, "Don't it always seem to go that you don't know what you got till its gone. They paved paradise and put up a parking lot."

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When we consider all that we have stated, we are compelled to vote no on this proposed change in the zoning regulations.

Motion carried.

Please move forward with setting your public hearing accordingly.

Respectfully Submitted,

Kim Ferencz
Zoning Secretary