

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
May 20, 2014**

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:01 p.m. Commission members Jim Apana, Don Kuenzer, Tom Borrer, Mac Overmyer and Chairperson Alliss Strogin were in attendance. Zoning Secretary Laurie Shoemaker and Zoning Inspector Elaine Ridgley were also in attendance.

Trustees would hear site plans/signage reviews on June 5, 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 April 15, 2014 meeting as presented. The vote was all in the affirmative.

Reminders

Chairperson Alliss Strogin reminded everyone that our meetings are taped and they are a recommending body to the board of Trustees. They will keep all the signed copies for the Trustees to sign.

Misc.

Chairperson Strogin thanked the board members for attending the seminar on May 16th. Medina Twp. Board was 100% represented and was pleased to say that coming away from the meeting was that Medina Township Zoning is in good shape.

SITE/SIGN PLANS

Diamond Insurance – 3848 Medina Road – (Change of Use)

Randy Buchanan, from Market Ready Remodeling, PO Box 30193, Middleburg Heights, OH 44130, was present, with a letter from building owner, Ronald Russell from Russell Realty, to represent Diamond Insurance. Diamond Insurance is requesting a change of use for an existing building that was built in 2005. Chairperson Strogin confirmed that this was the Russell Realty Building. Mr. Buchanan stated that this was insurance building and they will be remodeling an office in there. They will be adding a bathroom, utilities, furnace and a countertop with a sink.

Chairperson Strogin asked for a motion to approve the change of use for Diamond Insurance Company, located at 3848 Medina Road as submitted. Tom Borrer so moved and Mac Overmyer seconded the motion.

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

Diamond Insurance – 3848 Medina Road – (Wall Sign)

Carl May from Medina Signs, 411 West Smith Rd, Medina, was present, requesting a wall sign for Diamond Insurance. Mr. May stated they are relocating from Medina Square. He will be putting up a wall sign with acrylic, cut out letters, not illuminated, mounted to the fascia. Total square feet 18.66. The frontage of 29 ft.

Chairperson Strogin stated that the frontage of this business is 29 ft and the requested signage is 18.66 sq. ft. Mr. May confirmed that is correct.

Chairperson Strogin asked for a motion to approve the wall sign for Diamond Insurance, located at 3848 Medina Road, not to exceed 18.66 sq. ft. as presented. Don Kuenzer so moved and Jim Apana seconded the motion.

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

Diamond Insurance – 3848 Medina Road – (Add Panel to existing ID sign)

Carl May from Medina Signs, 411 West Smith Rd, Medina, proposed to put graphics on an existing sign panel, tenant sign for Diamond Insurance. Total square footage is 6.4 sq. ft.

Chairperson Strogin stated, for the record, this is Russell Realty's building on Route 18. The building already has an existing ID sign for multiple businesses and they are giving one panel to Diamond Insurance.

Chairperson Strogin asked for a motion to approve the panel sign for Diamond Insurance, located at 3848 Medina Road, not to exceed 6.4 sq. ft. as presented. Tom Borrer so moved and Mac Overmyer seconded the motion.

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

Discount Tire Outlet, 4184 Pearl Rd. – (Change of Use)

Mohammed Banna, owner of A & H Tire and Auto, 1630 Lehigh Ave., Lorain, OH 44052, was present with an authorization letter from building owner, William Sporek, requesting a change of use for an existing building at 4184 Pearl Road. Mr. Banna stated they will be doing light mechanics. The building is already set up for that because it has an existing bay and a showroom. They will not have excessive cars outside. They will also be selling tires and doing alignments.

Chairperson Strogin stated, for the record, this is a retail use in an existing building but the Medina Township Fire Chief had some requests. The Chief is interested to know if they will be storing any tires around the building outside. Mr. Banna stated that all tires will be inside. The Chief also wanted to know if they would have sprinklers where the tires are located. Mr. Banna stated it would not be sprinkled and from what he understands it's 10,000 feet requirement. The building is 7200 sq. feet.

Chairperson Strogin stated the Chief's main concern was a tire fire and even though the size of the space is not required to have sprinklers, the Chief would like Mr. Banna to call him. Secretary Shoemaker would give Mr. Banna Chief Crumley's phone number.

Chairperson Strogin confirmed the 32 parking spaces were ok. Trustee Ray Jarrett, who was present in the audience, asked Chairperson Strogin to hold off on the motion and left the room. Mr. Jarrett returned and stated the fire sprinkler requirements had to do with the materials in the room and not the size of the building. Chairperson Strogin confirmed with Mr. Banna that he not only needed to talk with Chief Crumley but also with Charles Huber at the Medina County Building Department. Secretary Shoemaker will give Mr. Banna contact information for both the Chief and Mr. Huber.

Mr. Kuenzer asked Mr. Banna what they do with their used tires. Mr. Banna said they have a company come pick them up, US Tire Transportation (outside of Cleveland). The used tires are recycled; shredded and turned into mats or mulch, things of that nature.

Chairperson Strogin asked for a motion to approve the change of use for Discount Tire Outlet, located at 4184 Pearl Road as submitted, with the caveat that Mr. Banna will be in contact with the Medina Twp. Fire Chief Mark Crumley and Medina County Building Department regarding fire protection. Don Kuenzer so moved and Tom Borrer seconded the motion.

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

Discount Tire Outlet, 4184 Pearl Road – (Wall Sign)

Dave Sterrett from Medina Signs, 411 West Smith Rd, Medina, was present and proposed to fabricate and install a 60 sq. ft. wall sign for Discount Tire Outlet.

Chairperson Strogin asked if the sign was lit and Mr. Sterrett said it was not illuminated but there is up lighting on the sign. Chairperson Strogin questioned the landscaping on the property and said it had much to be desired. Mr. Banna stated they have already started clean up. The building has been power-washed and he will be sure the landscaping will be updated. He will be replacing the bushes, adding mulch, and would like to buy railroad ties. Chairperson Strogin clarified there was not much there, mostly cement and an empty box around the sign. She also suggested getting some large planters and place them in front of the building and feel free to over landscape.

A motion to approve the wall sign for Discount Tire Outlet, located at 4184 Pearl Road, Medina OH, not to exceed 60 sq. ft. as presented. Mac Overmyer so moved and Jim Apana seconded the motion.

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

Discount Tire Outlet, 4184 Pearl Road – (Ground Sign)

Dave Sterrett from Medina Signs, 411 West Smith Rd, Medina, proposed to fabricate and install a 22 sq. ft. ground sign in the existing flower bed for Discount Tire Outlet. A comment was made about the landscaping (existing rock bed) and Mr. Sterrett said he needed to refer to the building occupant, Mr. Banna, as to how he would like to proceed with that.

Mr. Banna stated that he pulled the previous dead bushes from the rock bed and confirmed he will update it. Mr. Sterrett asked the board about their view on synthetic vegetation. Chairperson Strogin stated it wasn't allowed and they needed to have live plants.

A motion to approve the ground sign for Discount Tire Outlet, located at 4184 Pearl Road, Medina, OH, not to exceed 22 sq. ft. as submitted. The owner has acknowledged that there will be landscaping placed around the base of the ground sign as well as other areas as needed. Tom Borror so moved and Mac Overmyer seconded the motion.

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

Misc.

Chairperson Strogin wanted to let the board members know of a couple inconsequential changes she was going to sign off on.

Mattress Matters -3823 Pearl Road Medina OH. They will be taking the existing bump out on the front wall of the business. They initially they wanted to make bigger, but have now decided to take it out completely and make it flat.


Deerfield Farms (off Fenn Road) – Final Phase - The other inconsequential change pertains to Deerfield Farms, the final phase and phase three. They want a preliminary plan approved. They had to make a change because of additional wetlands. They reconfigured some lots and made them bigger but they lost two lots.

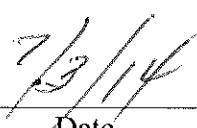
Regarding the emergency access road, connecting Hudak Development and Deerview Estates, Rich Wilson, Rolling & Hocesvar, Inc. (engineers and surveyors) recently called and asked Chairperson Strogin what configuration of the emergency access road the Township would need. Chairperson Strogin stated that she spoke with Fire Chief Mark Crumley who stated the road must be a minimum of 12 ft. wide and hold 44,000 pounds. Chairperson Strogin asked Trustee Jarrett if the Township would want asphalt or concrete. After some discussion, it was agreed Chairperson Strogin would tell Rich Wilson the Township would like concrete. Chairperson Strogin stated, as far as the two lot changes, she had no problem with the inconsequential change. As far as the final plot plan, as long as the specifications of the emergency extension are of township requirements, there should be no problem.

Chairperson Strogin asked if there was any public comment. Having no further business before the Board, the meeting was adjourned at 7:45 pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary


Alliss Strogin, Chairperson


Date