

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
March 18, 2014**

**REGULAR MEETING**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Commission members Jim Apana, Don Kuenzer, Tom Borror, 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 March 27, 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 February 18, 2014 meeting as presented. The vote was all in the affirmative with the exception of Tom Borror who abstained due to not being in attendance at the prior meeting.

**Reminders**

Chairperson Strogin reminded everyone there will be no BZA meeting on Wednesday, March 19, 2014. Secretary Shoemaker would place a note on the front door for those who may show up due to the Gazette printing, in error, that there would be a meeting.

Chairperson Strogin announced upcoming events for Medina Township. The 3<sup>rd</sup> Annual Toss Your Trash Day will take place Saturday, April 12, 2014. This year will include an industrial shredder. Our 8<sup>th</sup> Annual Pick It Up day will take place Saturday, April 19<sup>th</sup>, 2014.

**SITE/SIGN PLANS**

**Prudential – 3637 Medina Road – (Change of Use)**

Chip Klinkenberg, Illes Architects Inc., 3599 Reserve Commons Dr., Medina OH, represented Prudential Real Estate. He is requesting a change of use for Prudential. They will be taking tenant space in the Reserve Park One building, first floor. They will be taking six (6) partitions out of the old Dow space on the first floor and putting in the Prudential Real Estate office. The sign will be a separate submittal at a later date.

Chairperson Strogin added that this is an existing building, the Reserve Building off Rte. 18, and they are just changing the use inside.

Chairperson Strogin asked for a motion to approve the change of use for the Prudential Real Estate Office in Reserve Plaza, located at 3637 Medina Road, as presented. Tom Borrer so moved and Mr. Overmyer seconded the motion.

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

**Alice Training Institute – 3613 Reserve Commons Drive - (Change of Use)**

Dave Mueller from Alice Training Institute, 3613 Reserve Commons Dr., Medina, OH, represented both the tenant and the building owner. Mr. Mueller is requesting a change of use and stated this is their corporate headquarters. Alice Training is an Active Shooter Response Protocol and is an acronym for Alert, Lockdown, Inform, Counter and Evacuate.

Mr. Kuenzer asked if they will be doing any training at this location. Mr. Mueller said they train across the country and verified that any training done at this location would be behind a desk. They train primarily Law Enforcement.

Chairperson Strogin asked for a motion to approve to change the use at 3613 Reserve Commons Drive, Medina OH, for Alice Training Institute as submitted. Mr. Kuenzer so moved and Mr. Apana seconded the motion.

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

**Alice Training Institute – 3613 Reserve Commons Drive - (Directional Sign)**

Dave Mueller from Alice Training Institute, 3613 Reserve Commons Dr., Medina, OH, represented both the tenant and the building owner. Mr. Mueller is requesting a directional sign.

Chairperson Strogin stated, for the record, that this complex has signs next to the doors of the different businesses and clarified with Mr. Mueller that they will be using the existing bracket. Mr. Mueller confirmed.

Chairperson Strogin asked for a motion to approve the directional sign, not to exceed 2.8 sq. ft., for Alice Training Institute, located at 3613 Reserve Commons Drive as presented. Mr. Apana so moved and Mr. Borrer seconded the motion.

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

**New York Bagel Deli – 3725 Medina Road, Ste. 115 - (Change of Use)**

Morgan Faunce, 5164 Normandy Park Dr., Medina OH, property manager for Signature Square, represented NY Bagel Deli Business owner, Dominic Mazullo, 4471 Forest Brooke Court N., Richfield, OH. Mr. Faunce is requesting a change of use for the deli.

Mr. Mazullo explained that he and his family recently relocated from Long Island NY, where they have been for the past 20 years. This will be an authentic Bagel operation. He does have a financial interest in a store on Long Island so this is not his first business. He stated this was not a chain and the deli will serve sandwiches, soups, salads and full array of lunch.

Chairperson Strogin asked for a motion to approve to change the use for New York Bagel Deli at 3725 Medina Road, Ste. 115, Medina OH, as presented. Mr. Kuenzer so moved and Mr. Overmyer seconded the motion.

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

*(Side note: Chairperson Alliss Strogin asked Mr. Faunce about the extra Soccer Post sign, that currently hangs next door to where Soccer Post was previously located, and when it will be taken down. Mr. Faunce said he spoke with Dave Sterret and they will be taking the sign down. Chairperson Strogin asked what the time frame would be and Mr. Faunce referred to Jim Briola from North Coast Sign and Lighting, who was in the audience. Mr. Briola said they would take it down. Zoning Inspector Elaine Ridgley asked if they could take it down within 7 days and Mr. Briola agreed it would be taken down within that time frame.)*

**Cookie & Gilly Frozen Yogurt & Treats – 3725 Medina Road Ste. 117 -(Change of Use)**

Business Owner Gina DeMarco, 5485 Grey Drive, Medina OH represented Cookie & Gilly Frozen Yogurt & Treats, 3725 Medina Road, Ste. 117, requested a change of use. Ms. DeMarco stated they will be opening a self-serve frozen yogurt shop that will be tailored around choosing your own toppings.

Chairperson Strogin stated, for the record, this is an existing building in Signature Square. Ms. DeMarco added they will be open in the morning and close in the evening. They will be partnering with Pure Delight Cupcake Company who currently has two locations, one in Fairlawn and one in Strongsville.

Chairperson Strogin asked for a motion to approve the change of use for Cookie & Gilly Frozen Yogurt & Treats, located at 3725 Medina Road, Ste. 117, Medina, OH, as presented. Mr. Borrer so moved and Mr. Apana seconded the motion.

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

**Cookie & Gilly Frozen Yogurt & Treats – 3725 Medina Road Ste. 117 -(Wall sign)**

James Briola from North Coast Sign, 310 N. Broadway St, Medina OH, represented Cookie & Gilly Frozen Yogurt & Treats. Mr. Briola requested a wall sign. The sign will be a channel letter sign illuminated by LED's on rails that are painted the same color as the building. For now they will just put an illuminated oval in front of it because they are still deciding on what their logo will be.

Chairperson Strogin asked Ms. DeMarco, who was present as well, if this was her first store and Ms. DeMarco confirmed. Mr. Briola asked Chairperson Strogin if they needed to submit another application when they get their final logo. Chairperson Strogin said no, as long as they do not change the size. She added that the sign is neutral content but asked that Mr. Briola let us know when the logo is added so we can put it in our files.

Chairperson Strogin asked for a motion to approve the wall sign, not to exceed 22 sq. ft., for Cookie & Gilley Frozen Yogurt & Treats at 3725 Medina Road, Ste. 117 Medina, OH, as presented. Mr. Borrer so moved and Mr. Overmyer seconded the motion.

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

**Cookie & Gilly Frozen Yogurt & Treats – 3725 Medina Road Ste. 117 –(Pylon Sign)**

Business Owners Gina DeMarco and Steve Palmatary, 5485 Grey Drive, Medina OH and Jim Briola, North Coast Sign and Lighting, 310 N. Broadway Street, Medina, OH, representing Cookie & Gilly Frozen Yogurt & Treats, 3725 Medina Road, Ste. 117, are requesting a pylon sign.

Chairperson Strogin stated, for the record, there is an existing pylon sign for Signature Square and this is for a panel on that existing sign.

Chairperson Strogin asked for a motion to approve the panel for the existing identification sign, not to exceed 3.67 sq. ft., for Cookie & Gilly Frozen Yogurt & Treats, 3725 Medina Road, Ste. 117, as presented. Mr. Kuenzer so moved and Mr. Overmyer seconded the motion.

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

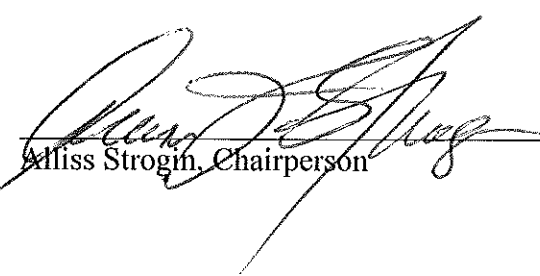
**Miscellaneous**

The Board discussed HOA documents and agreed to set a time for a full discussion on the issue of knowing what to look for in HOA's. It was agreed to continue the discussion following April's meeting. If the meeting goes longer and the discussion after that meeting is still not finished, they would continue the discussion after May's meeting. All were in agreement.

Chairperson Strogin asked if there was any public comment. Having no further business before the Board, the meeting was officially adjourned at 8:15 pm.

Respectfully Submitted,

Laurie Shoemaker  
Zoning Secretary

  
Alliss Strogin, Chairperson

  
Date