

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
April 15, 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 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 April 24, 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 March 18, 2014 meeting as presented. The vote was all in the affirmative.

**Reminders**

Chairperson Strogin reminded everyone there will be no ZBA meeting on Wednesday, April 16, 2014.

**SITE/SIGN PLANS**

**Gems Etc. – 3739 Stonegate Dr. – (Change of Use)**

Sam Giannola, owner of Gems Etc., 17111 Greenbrier Dr., Strongsville, OH 44136, was present and requested a change of use in an existing building. Chairperson Strogin stated, for the record, that this is on Stonegate and there is a small complex of offices and Mr. Giannola will be taking one of them. Mr. Giannola stated Gems Etc. has been in business for twenty-eight (28) years at the same location. He is a precious metals dealer and a jewelry store.

Chairperson Strogin asked for a motion to approve the change of use for Gems Etc., at 3739 Stonegate Drive as submitted. Mac Overmyer so moved and Tom Borrer seconded the motion.

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

**Gems Etc. – 3739 Stonegate Dr. – (Wall Sign)**

Sam Giannola, owner of Gems Etc., 17111 Greenbrier Dr., Strongsville, OH 44136, was present and requested a wall sign for Gems Etc.

Chairperson Strogin stated, for the record, the frontage is 17' and the requested wall sign is 15.44 square feet.

Chairperson Strogin asked for a motion to approve the wall sign for Gems Etc., located at 3739 Stonegate Drive, not to exceed 15.44 sq. ft. as presented. Jim Apana so moved and Don Kuenzer seconded the motion.

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

**Gems Etc. – 3739 Stonegate Dr. – (Pylon/ID Sign)**

Sam Giannola, owner of Gems Etc., 17111 Greenbrier Dr., Strongsville, OH 44136, is requesting a panel for an existing pylon ID ground sign.

Chairperson Strogin stated, for the record, this is an existing ID sign for multiple businesses in the building and they are giving Mr. Giannola one panel, 6.2 sq. ft.

Chairperson Strogin asked for a motion to approve the ID pylon panel for Gems Etc., located at 3739 Stonegate Drive, not to exceed 6.2 sq. ft. as submitted. Mac Overmyer so moved and Tom Borrer seconded the motion.

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

**River Trace II - 4347 Maggie Marie Blvd. (Regal Brook Rd. & Thomas Lincoln )- (Subdivision Sign)**

George Michaels from Exterior Land Development, P.O. Box 348, Sharon, OH 44274 was present, representing River Trace Land Owner Association. Mr. Michaels stated that he was a contractor who installed the walls around the landscaping. Someone else is making the sign but Exterior Land Development will be installing it on the wall.

Mr. Kuenzer asked Mr. Michaels if he had one of these signs where the entry comes off Remsen at Lesley. Mr. Michaels confirmed but, due to the Ravine, the developments don't connect. Chairperson Strogin stated that nobody wanted to spend the money to build a bridge to connect the two subdivisions over the ravine, thus River Trace II. Mr. Michaels stated they have completed the landscaping and plan to put one sign, on the right wall, at the entrance. Chairperson Strogin stated, for the record, the sign is 8.33 sq. ft. and the height is 36".

Chairperson Strogin asked for a motion to approve the subdivision sign for River Trace II, located at 4347 Maggie Marie Blvd, not to exceed 8.33 sq. ft. and total of 36" in height, as submitted. Mac Overmyer so moved and Don Kuenzer seconded the motion.

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

**Medina County Park District – 4266 Fenn Rd. – (proposal for site plan restructuring and institutional sign)**

Mr. Thomas James, Director of Medina Co. Park District, 6364 Deerview Lane, Medina, OH was present to explain the changes being made at the former driving range property on Fenn Road. Chairperson Strogin stated, for the record, on Fenn Rd. is Rivendale subdivision. Part of that whole piece of property, not necessarily of the subdivision, is the former driving range that the park district purchased last year as part of a preservation effort on the Rocky River corridor.

Mr. James went on to explain they will be decommissioning the driving range, removing the one structure, electrical service, light fixtures, poles in lower area, partitions, high mounted lights on buildings and will be adding picnic tables in the future. There will be a grass trail around the driving range area and the building will be used by the park district and the land conservancy for educational programs and displays. There will be one regular staff person and occasionally two additional staff persons.

Mr. Kuenzer asked if the land would be coming back naturally. Mr. James stated they will be working on some restoration in the driving range area to restore that to what it would have been before it was drained, which would be wetland areas. Mr. James referred to Rte. 42 and the north end of Buckeye Woods Park, where they have a big restoration area. Eventually this will look the same. Mr. Kuenzer also asked if they owned the barn and Mr. James stated the barn still belongs to the developer.

Mr. James referred to the site map of the total area with proposed sign for the entrance. He said the sign will be a 4'x 4' sign. Chairperson Strogan pointed out the drawing showed the sign to be 4' x 5'. Mr. James explained there will be a border margin but the sign itself is 20 sq. ft.

Chairperson Strogan asked to formerly have a motion to accept the proposal for the Medina County Park District for their site plan restructuring of the Medina Marsh Driving Range, at 4266 Fenn Road, Medina, OH, and also for the institutional sign not to exceed 20 square feet. Tom Borrer so moved and Don Kuenzer seconded the motion.

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

**Medina Exteriors – 4029 Jefferson Street – (New Construction)**

Steve Hummel, Vice President of Simmons Brothers Construction, 780 West Smith Road, Medina, OH, representing Medina Exteriors, was present with Brett Ruiz, owner of Medina Exteriors.

Chairperson Strogan stated, for the record, this is located on Jefferson Road, at the intersection of Jefferson and Stonegate. There is a lot that still has not been developed by Ken Cleveland in the Stonegate subdivision.

Mr. Ruiz stated Medina Exteriors does windows, siding and roofing, and remodel kitchens and baths. The back part will be a warehouse and the front part, upstairs, will be the corporate office.

The first level will be the selection room, where people come in to make selections for kitchens and baths. Chairperson Strogan stated they were not looking for drive-by traffic and Mr. Ruiz confirmed they were not retail. Chairperson Strogan stated that in a conversation she had with Mr. Simmons, she understood Mr. Ruiz would have service vehicles but they would be kept inside at night. Mr. Ruiz confirmed but said there may be one pick-up truck parked outside but the box trucks and work trucks will be inside. Chairperson Strogan asked Mr. Ruiz to clarify what type of signage the pickup truck had and reminded him that if there are service vehicles

parked outside, our zoning department will get phone calls. Mr. Ruiz asked if it is stated in our zoning code that service vehicles are required to be parked inside. Chairperson Strogan stated there is a statement in our zoning code that service vehicles with logos are not to be used as signage. Mr. Ruiz stated that his service vehicle drivers will be bringing their trucks home with them. Chairperson referred to Zoning Inspector Elaine Ridgley to make sure the parking spaces were sufficient and Ms. Ridgley confirmed. There was adequate parking spaces put in for future use if and when another business moves to that location. Chairperson Strogan asked if there would be lighting in the parking lot and Mr. Hummel from Simmons Brothers Construction stated that lights would only be put on the building at this time.

Chairperson Strogan asked for a motion to approve new construction for Medina Exteriors located at 4029 Jefferson Street, Medina OH, as presented. Jim Apana so moved and Mac Overmyer seconded the motion.

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

**Medina Exteriors – 4029 Jefferson Street – (Wall sign)**

Steve Hummel, Vice President of Simmons Brothers Construction, 780 West Smith Road, Medina, OH, representing Medina Exteriors, was present with Brett Ruiz, owner of Medina Exteriors.

Chairperson Strogan stated, for the record, they were asking for a wall sign. The frontage is 64' and they are asking for a sign that's 19.83 sq. ft. Mr. Ruiz stated the drawing is preliminary and he may be putting up a bigger sign. Chairperson Strogan explained the drawings submitted were for a 19.83 sq. ft. sign, and if he wanted a bigger sign, the board would need to table this submittal and he would have to resubmit when the size is final.

Chairperson Strogan asked for a motion to honor the request from the owner of Medina Exteriors, located at 4029 Jefferson Street, Medina OH, to table his request for a wall sign. Mac Overmyer so moved and Tom Borrer seconded the motion.

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

**Medina Vision and Laser Center – 4463 Weymouth Rd. – (Addition to Existing Bldg.)**

Steve Hummel, Vice President of Simmons Brothers Construction, 780 West Smith Road, Medina, OH, representing Medina Vision and Laser Center was present with owners Dr. Tim Early and Dr. Christine Beiling Sheerer.

Chairperson Strogan stated, for the record, this property is located on Route 3 between Cornerstone Chapel and the Chiropractor, across from the soccer fields. There is an existing building and the owners are planning on expanding. Mr. Hummel stated this building used to be a garden center. Medina Vision took it over 4.5 years ago and are the primary tenant comprising three quarters of the square footage of the existing facility. The plans are to bookend the building, doubling the square footage, and using that as a multi-tenant space. Part of the work entails removing the existing farmhouse, pave the parking lot and clean up the drive lane coming in off Granger road. The intention is to move an existing tenant into the new space. The chimney will stay.

Chairperson Strogin stated the addition looks to be a little over 8000 sq. ft., and the landscaping is there. She said the Fire Chief contacted her about this property. There is water here but no fire hydrants. Chief Crumley wants to get a fire hydrant somewhere on Rte. 3 and somewhere on Granger. Chief Crumley would like someone from Simmons Brothers Construction to call him. Chairperson gave Chief Crumley's phone number then asked if the building would have sprinklers. Mr. Hummel stated it would be fire separated, standard.

Chairperson Strogin asked for a motion to approve new construction for an addition to an existing building, approximately 8028 square feet, at 4463 Weymouth Rd., Medina OH, for Medina Vision and Laser Center as presented. Tom Borrer so moved and Don Kuenzer seconded the motion.

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

**Edge Outdoors – 4463 Weymouth Rd. – (Change of Use)**

Steve Hummel, Vice President of Simmons Brothers Construction, 780 West Smith Road, Medina, OH, representing Edge Outdoors was present with owner Jason Reinhardt, who is currently a tenant within the existing building at 4463 Weymouth Road, Medina, OH.

Mr. Hummel explained Mr. Reinhardt will be moving to the newly constructed part of the building. He currently occupies about 1500 square feet and looking to expand to 3,762 sq. ft. He is looking for an open design to display his outdoor equipment. Jason also does bike repairs as it is a full service bike shop and he does have customers coming in and out.

Chairperson Strogin asked for a motion to approve change of existing use of a business for Edge Outdoors, at 4463 Weymouth Rd., Medina OH, as presented. Jim Apana so moved and Tom Borrer seconded the motion.

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

**Edge Outdoors – 4463 Weymouth Rd. – (Wall Sign)**

Steve Hummel, Vice President of Simmons Brothers Construction, 780 West Smith Road, Medina, OH, representing Edge Outdoors was present with owner Jason Reinhardt who is currently a tenant within the existing building at 4463 Weymouth Road, Medina, OH.

Mr. Hummel asked the board if they would table this sign as well. He explained that Simmons Brothers took some artistic liberties with the 22 sq. ft. sign design and he wasn't sure it was conveyed to all the tenants. Mr. Reinhardt was hoping to use his existing sign and Simmons Brothers did not incorporate that into the design.

Chairperson Strogin explained that his frontage is 75'-10" square feet and he is allowed one square foot of signage per one square linear foot of frontage. Mr. Reinhardt's existing sign is 45 sq. ft. It was decided that Mr. Reinhardt and Simmons Bros. Construction would have further discussions regarding the new sign.

Chairperson Strogin made a motion to honor the request of the applicant for Edge Outdoors, at 4463 Weymouth Road, Medina OH, to table his request of a wall sign. Jim Apana so moved and Don Kuenzer seconded the motion.

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

**Stella's Garden Market – 4463 Weymouth Rd. – (Change of Use)**

Steve Hummel, Vice President of Simmons Brothers Construction, 780 West Smith Road, Medina, OH, was present with Dave DiBello and Kara Kuchi (sp?) owners of Stella's Garden Market, 4463 Weymouth Road, Medina, OH.

Chairperson Strogin stated, for the record, this is in the same Medina Vision and Laser Center complex. Mr. Hummel stated that Mr. DiBello is proposing a build-out in the Northwestern most suite. Mr. DiBello continued to say they are looking to have a retail spot with a drive thru for the health food store and take home food for dinner as well. No seating inside. Similar to a Trader Joes. He is looking at local farms to have local farmers market fresh, eggs, vegetables, etc.

Chairperson Strogin asked for a motion to approve change of use for Stella's Garden Market, at 4463 Weymouth Rd., Medina OH, as presented. Mac Overmyer so moved and Jim Apana seconded the motion.

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

**Stella's Garden Market – 4463 Weymouth Rd. – (Wall and Directional Sign)**

Steve Hummel, Vice President of Simmons Brothers Construction, 780 West Smith Road, Medina, OH, was present with Dave DiBello and Kara Kuchi (sp?) owners of Stella's Garden Market, 4463 Weymouth Road, Medina, OH, requesting a wall and ID Sign.

Mr. Overmyer made the suggestion they may want to keep all the signs consistent in this complex. Mr. Hummel agreed and stated they would revisit all the signage with the occupants and owners and requested the board to table this submittal as well.

Chairperson Strogin made a motion to honor the request of the applicant for Stella's Garden Market, at 4463 Weymouth Road, to table his request of a wall and directional sign. Mac Overmyer so moved and Jim Apana seconded the motion.

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

**New York Bagel Deli – 3725 Medina Road, Ste. 115 - (Wall Sign)**

Owner of New York Bagel Deli, Dominic Mazullo, 4471 Forest Brooke Court N., Richfield, OH, 44286, was present requesting approval for a wall sign.

Mr. Mazullo was asked by an audience member when he plans on opening the deli. Mr. Mazullo said early August.

Chairperson Strogin asked for a motion to approve the wall sign for New York Bagel Deli at 3725 Medina Road, Ste. 115, Medina OH, not to exceed 24.625 sq. ft. as presented. Mr. Borrer so moved and Mr. Overmyer seconded the motion.

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

**New York Bagel Deli – 3725 Medina Road, Ste. 115 - (Wall Sign)**

Owner of New York Bagel Deli, Dominic Mazullo, 4471 Forest Brooke Court N., Richfield, OH, 44286, was present requesting approval for an identification sign.

Chairperson Strogin asked for a motion to approve the pylon panel/identification sign for New York Bagel Deli, at 3725 Medina Road, Ste. 115, Medina OH, not to exceed 3.67 sq. ft. as presented. Mr. Kuenzer so moved and Mr. Apana seconded the motion.

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

**Misc.**

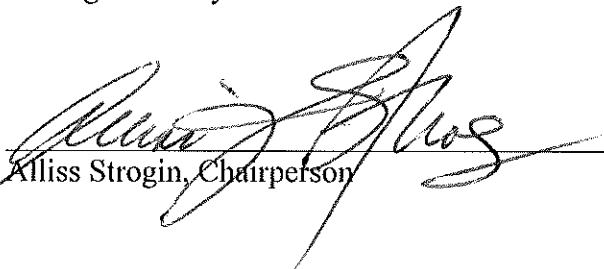
Chairperson Strogin asked if everyone received the information on the Planning and Zoning Workshop taking place on May 16<sup>th</sup> at Tangiers in Akron. She reminded everyone there is registration fee required and she plans on asking the Trustees to approve the members of the board attend and payment of the fee. The Trustees have approved for the Township to pay the registration fees in the past. Chairperson Strogin will be sure each member of the zoning boards receives the information.


The Board discussed HOA documents. Topic covering – “Know what to look for in HOA’s.”

Chairperson Strogin asked if there was any public comment. Having no further business before the Board, the meeting was adjourned at 9:35 pm.

Respectfully Submitted,

Laurie Shoemaker  
Zoning Secretary

  
Alliss Strogin, Chairperson

  
Date