

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

**REGULAR MEETING**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:10 p.m. Commission members Jim Apana, Tom Borrer, Alternate Jimmy Traynor and Mac Overmyer were in attendance. Don Kuenzer was absent. Zoning Secretary Laurie Shoemaker, Zoning Inspector Elaine Ridgley and Trustee Ray Jarrett were also in attendance.

Trustees would hear site plans/signage reviews on November 6, 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 September 16, 2014 meeting as submitted. The vote was all in the affirmative with the exception of Tom Borrer who abstained as he was not at the September meeting.

**SITE/SIGN PLANS**

**Mattress Firm, 4055 Pearl Road, Medina, OH. - (Wall Sign)**

Richard Stump from Ladd Sign and Lighting, 164 Annedale Ave., Akron, OH 44304, was present requesting a wall sign. Mr. Stump explained to the board the black outline was not part of the sign. Chairperson Strogin stated this was not an issue as the sign was within the size limitation. She then stated, for the record, Mattress Firm is at 4055 Pearl Rd. where Bully's BBQ used to be. The frontage is 51 sq. ft.; he is allowed one square foot per linear footage. His sign is 45.6 sq. ft.

Chairperson Strogin asked for a motion to approve a wall sign for Mattress Firm, located at 4055 Pearl Rd, Medina, OH, not to exceed 45.6 sq. ft., as presented. Jim Apana so moved and Jimmy Traynor seconded the motion.

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

**Mattress Firm, 4055 Pearl Road, Medina, OH. - (Ground Sign)**

Richard Stump from Ladd Sign and Lighting, 164 Annedale Ave., Akron, OH 44304, was present requesting a ground sign. Mr. Stump explained they will be doing vinyl graphics on a two-sided monument sign at the street. It will have a red background with white letters. Chairperson Strogin stated, for the record, Mattress Firm and Panera Bread share a monument ground sign which is already exists. Mr. Stump will just be replacing the name plates on the sign. The sign is 32' and his half is 16'.

Chairperson Strogan asked for a motion to approve the panel for the ground sign for Mattress Firm, located at 4055 Pearl Rd, Medina, OH, not to exceed 16 sq. ft., as presented. Mac Overmyer so moved and Tom Borrer seconded the motion.

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

**Sola Salon, 5050 Victor Drive, Medina, OH. - (Change of Use)**

Greg Stewart from Sharon Holdings LLC., PO Box 584, Sharon Center, Ohio 44274 was present representing Sola Salon, requesting a change of use. Mr. Stewart owns the building Sola Salon plans to move into at 5050 Victor Drive. Mr. Stewart explained this salon will have stylists, nail techs and possibly an esthetician (facials). Chairperson Strogan stated this building is in part of the complex Signature Square and asked Mr. Stewart if he was asking for signage to which Mr. Stewart said no, he will be coming back for that.

Chairperson Strogan asked for a motion to approve the change of use for Sola Salon, located at 5050 Victor Drive, as presented. Tom Borrer so moved and Jimmy Traynor seconded the motion.

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

**Living Word Lutheran Church, 3631 Hamilton Road, Medina OH, 44256 - (Ground Sign)**

Bill Ostmann, 3670 Hamilton Rd, was present representing Living Word Lutheran Church, 3631 Hamilton Road, requesting a ground sign. They will be replacing the two existing signs with the new one. The sign will be 32 square feet. The sign will have a reader board that will be manually changed. Chairperson Strogan stated, for the record, they are allowed two ground signs because they are located on a corner. She asked about landscaping and Mr. Ostmann confirmed there will be landscaping around the sign.

Chairperson Strogan asked for a motion to approve the ground sign for Living Word Lutheran Church at 3631 Hamilton Road, not to exceed 32 square feet as submitted. (Note: this is replacing two previous ground signs that will be removed) Jimmy Traynor so moved and Tom Borrer seconded the motion.

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

**State Farm, 3985 Medina Road Suite 100, Medina, OH 44256 – (Change of Use)**

Jeff Maurer from 620 Construction, 620 E. Smith Road, Medina OH, was present representing the Landlord of Western Reserve for State Farm requesting a change of use. Chairperson Strogan asked if he was handling the remodeling and Mr. Maurer confirmed yes. He stated the tenant will have two full time employees, a secretary, an executive and one part time person. This is a regional office for their insurance salesman. They will hold meetings for the local agents and the office is there for their disposal only. They will not have signage as it is not a stop-in office.

Chairperson Strogin asked for a motion to approve the change of use for State Farm, located at 3985 Medina Road, Suite 100, Medina, OH, as presented. Tom Borrer so moved and Jim Apana seconded the motion.

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

**Hope & Wellness LLC, 3443 Medina Road, Ste. 101B, Medina, OH – (Change of Use)**

Jessica Seitz, 3612 Lake Ridge Drive, Medina OH, was present requesting a change of use for Hope & Wellness LLC. Chairperson Strogin mentioned, for the general public, this was very misleading with the address. That whole medical complex, off Shady Brooke, for some reason all have a Medina Road address, when in fact it's really off Shady Brooke.

Ms. Seitz explained this was a private practice for mental health substance abuse. She is the clinician and owner and it's her first private practice.

Chairperson Strogin asked for a motion to approve the change of use for Hope & Wellness, LLC, located at 3443 Medina Road, Suite B as submitted. Jimmy Traynor so moved and Mac Overmyer seconded the motion.

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

**International Watchman, Inc., 2728 Pearl Road, Medina, OH – (New Construction)**

Ron Sabo, 2728 Pearl Road, Medina OH, was present representing property owner Carmen Downing, 2003 Glenmont Dr., Brunswick, OH 44212, requesting approval for new construction.

Mr. Sabo explained they will be removing the two unsightly houses. Then put offices and warehouse on that property in hopes of consolidating the business currently in Brunswick. Chairperson Strogin asked what they do. Mr. Sabo explained this will be a distribution office. Chairperson Strogin stated she pulled a document from the county, it showed four structures on the property. Two houses, a lean-to and a residential shed. Mr. Sabo stated he planned on taking down the structures, cleaning things up around the property, and cutting down some trees.

Mr. Sabo explained that without the variance, the building cannot be constructed due to the large equipment needed to do the construction and the ravine on the property which drops on the side and all the way around the property. The setback is 100 feet and he is at 90 feet. Chairperson Strogin explained the board will not be able to approve this and Mr. Sabo was aware and said Elaine, the Zoning Inspector explained about double filing and going in front of the Zoning Board of Appeals. Mr. Sabo stated, either way, he already owns the property. Over the last six years he has been cleaning it up and spent 17K on landscaping.

The Board suggested a few different options to change the construction to comply with zoning regulations. Mr. Sabo explained it would cost him so much to change the construction, he would be better off cutting off 10 feet of the building and he's not even sure it will be big enough now. The driveway, modular framing, business access and more importantly the ravine, are the major issues preventing him from making changes. The board explained they were presenting questions the Board of Zoning Appeals will be asking. Mr. Sabo stated he understood but he doesn't think

there is anything else he can do and the alternative is, the green house and white house stay there forever until it falls down. The property is paid for and he will go buy something else in Brunswick or somewhere. He is only trying to improve the Township and feels that 10 feet is not asking for much. If he could do something else, he would. He would love to go back two acres but due to the Ravine there is just no way it would work. Mr. Sabo explained this building is put together in modular sections which causes a problem in changing the construction. It would cost an outrageous amount to make any changes from what has already been done.

Chairperson Strogin asked for a motion to deny the request for International Watchman, at 2728 Pearl Road, for new construction, due to failure to comply with Section 403.3 C, minimum front yard depth, 100 feet exclusive of road right of way. Mac Overmyer so moved and Tom Borrer seconded the motion.

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

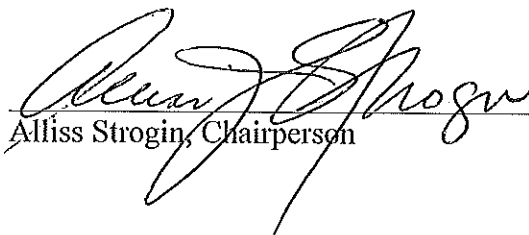
**MISC.**

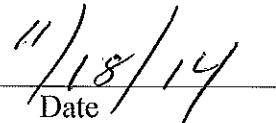
Chairperson Strogin asked the board, including the alternates, to agree on a time to schedule a workshop to discuss the Comprehensive Plan. The board decided to meet Monday, November 10, 2014 at 7:00pm.

Having no further business before the Board, the meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Laurie Shoemaker  
Zoning Secretary

  
Alliss Strogin, Chairperson

  
Date