

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
December 16, 2014**

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 5:30 p.m. Commission members Jim Apana, Tom Borrer, Don Kuenzer, and Mac Overmyer and were in attendance. Alternates Jimmy Traynor and Chuck Johnson, Zoning Secretary Laurie Shoemaker and Zoning Inspector Elaine Ridgley were also in attendance.

Trustees would hear site plans/signage reviews on January 2, 2014 at 6:15 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 November 18, 2014 meeting as amended. The vote was all in the affirmative.

SITE/SIGN PLANS

Sola Salons, 5050 Victor Drive, Medina OH – (Wall sign)

Brett Smith, 7820 Maddock Road, North Ridgeville, OH 44039, owner of Direct Image Signs was present representing Sola Salons. Chairperson Strogin stated, for the record, the board has already approved the change of use and Sola Salons is just looking for signs. Mr. Smith said the sign is 45 sq. ft. and falls within limits. The store frontage is 100 sq. ft.

Chairperson Strogin asked for a motion to approve the wall sign for Sola Salon at 5050 Victor Drive, Medina OH, not to exceed 45 sq. ft. as presented. Tom Borrer so moved and Jim Apana seconded the motion.

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

Sola Salons, 5050 Victor Drive, Medina OH – (Second Wall sign)

Brett Smith, 7820 Maddock Road, North Ridgeville, OH 44039, owner of Direct Image Signs was present representing Sola Salons. Mr. Smith corrected the height from what was on the application from 2.66' to 3.1'. He stated it was written wrong on the application. Zoning Inspector said if that's the case, then what he submitted to the BZA was incorrect. Chairperson Strogin said he will have to work with the BZA on that. Chairperson Strogin stated the Zoning Commission is only allowed to approve one wall sign per principle building so that is the reason he will have to go to the Board of Zoning Appeals. She told Mr. Smith to bring six corrected drawings to the BZA meeting.

Chairperson Strogin asked for a motion to deny a second wall sign for Sola Salon at 5050 Victor Drive, totaling 66.65 sq. feet as it does not comply with Section 605 I 1 as presented. Mac Overmyer so moved and Don Kuenzer seconded the motion.

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

Truenorth Shell, 3131 Medina Road, Medina OH – (New Construction)

Rick Turner, Diamond Z Engineering, 5670 State Road, Cleveland OH 44134 was present representing Truenorth Energy, LLC. Mr. Turner explained to the Board this project is located where the Pizza Hut is now. They were looking for a desirable corner and this was a good spot. Pizza Hut is still in business and the purchase of the property is contingent upon approval from the Zoning Commission for permits. Chairman Strogin stated, for the record, there are variances that will need to be addressed. Assuming the BZA grants variances, what he is requesting may seem excessive but compared to what Pizza Hut had, the variances are small.

Mr. Turner asked the board to look at the polygon shape of the building on the site plan that represent the setbacks, 100 feet off each street, and 25 feet of rear property lines. He commented that the shape they are allowed to build without variances is extremely small. Mr. Turner summarized by stating they will need two variances for each structure; one off Eastpointe for both structures and one off of Medina Road for the canopy and one off the rear lot for the building.

Chairperson Strogin stated, for the record, because this is a corner lot, he has to have the front yard setback off each right of way or boulevard. A canopy is an accessory structure and still needs to meet setbacks. Chairperson Strogin asked Mr. Turner if the lights were all going down and Mr. Turner said yes, they are proposing LED fixtures that project down and forward into the lot. Chairperson Strogin asked about the height of the posts and Mr. Turner said they are 18', under the 20 foot maximum.

Chairperson Strogin asked if the Board had any questions. Don Kuenzer asked how many parking spots they will have. Mr. Turner said they are required to have 26 and they are supplying 30. Chairperson Strogin said they are counting the parking spots by the pumps. Mr. Turner commented that they do meet landscaping requirements as well.

Chairperson Strogin explained to Mr. Turner that this board will have to turn down this site plan. What that means is that everything else is ok except what the board specifically lists. When he goes to the Board of Appeals, the only thing they will look at is what is not in compliance. If they grant him a variance, then he is ok to move forward.

Chairperson Strogin asked for a motion to deny the request for new construction for Truenorth Shell at 3131 Medina Road as the building and canopy fail to meet front yard and side yard setbacks, as presented. Tom Borrer so moved and Mac Overmyer seconded the motion.

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

Truenorth Shell, 3131 Medina Road, Medina OH – (Wall Sign)

Rick Turner, Diamond Z Engineering, 5670 State Road, Cleveland OH 44134 was present representing Truenorth Energy, LLC. Mr. Turner said they are asking for a wall sign 41 sq. ft. The building frontage is 84'. Mr. Turner then presented a picture of the sign to the board. Chairperson Strogin asked if the board members had any questions and there were no comments.

Chairperson Strogin asked for a motion to approve a request for a wall sign for the principle structure located at 3131 Medina Road, not to exceed 41 square feet, as presented, contingent upon the Board of Zoning Appeals approving the variances for new construction. Don Kuenzer so moved and Jim Apana seconded the motion.

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

Truenorth Shell, 3131 Medina Road, Medina OH – (Ground Signs)

Rick Turner, Diamond Z Engineering, 5670 State Road, Cleveland OH 44134 was present representing Truenorth Energy, LLC. Mr. Turner said they are proposing two ground signs, one on each frontage. They are each 32 sq. ft. and the height is 7'3". They are proposing one for Eastpointe Road and one for Medina Rd. They both meet setbacks and frontage requirements.

Chairperson Strogin asked for a motion to approve a request for to approve the request for two ground signs for Truenorth Shell located at 3131 Medina Road not to exceed 32 feet each, as presented, contingent upon the Board of Zoning Appeals approving the variances for new construction. Don Kuenzer so moved and Mac Overmyer seconded the motion.

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

Truenorth Shell, 3131 Medina Road, Medina OH – (Canopy signs)

Rick Turner, Diamond Z Engineering, 5670 State Road, Cleveland OH 44134 was present representing Truenorth Energy, LLC. Mr. Turner explained they are requesting approval for two canopy signs, 16 sq. feet each. Chairperson Strogin stated, for the record, canopies are considered an accessory structure and no signage is allowed on accessory structures unless approved by BZA. The size is not an issue.

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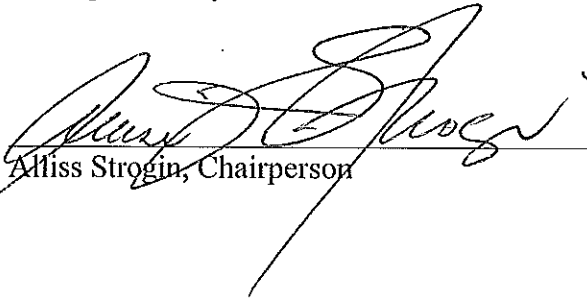
Chairperson Strogin asked for a motion to deny a request for two canopy signs, 16 sq. feet each, located at 3131 Medina Road as they do not comply with Medina Township's Zoning regulations, as presented. Jim Apana so moved and Mac Overmyer seconded the motion.

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

Having no further business before the Board, the meeting was adjourned at 6:02 pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary



Alliss Strogin, Chairperson

1/20/15
Date