

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

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:04 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, Zoning Inspector Elaine Ridgley and Trustee Ray Jarrett were also in attendance.

Trustees would hear site plans/signage reviews on December 4, 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 October 21, 2014 meeting as submitted. The vote was all in the affirmative with the exception of Don Kuenzer who abstained as he was not at the October meeting.

SITE/SIGN PLANS

Endz Salon Suites, 3725 Medina Rd. Ste. 116, - (Change of Use)

Jen LeBlanc, 1075 Hillview Way, Medina, Operations Manager for Endz Salon, was present requesting a change of use. Ms. LeBlanc explained Endz Salon is a hair salon booth rental and they lease space to independent contractors. They will have eleven studios. They also own Salon Roots in the same plaza. Chairperson Strogin stated, for the record, this is located in Signature Square Plaza and the Salon will be going next to Santosuosos. This is an existing building, the request is for retail use in a business district.

Chairperson Strogin asked for a motion to approve the change of use for Endz Salon Suites, located at 3725 Medina Rd. Ste. 116, Medina OH, as presented. Tom Borrer so moved and Don Kuenzer seconded the motion.

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

Endz Salon Suites, 3725 Medina Rd. Ste. 116, - (Wall Sign)

Jen LeBlanc, 1075 Hillview Way, Medina, Operations Manager for Endz Salon was present requesting approval for a wall sign. Chairperson Strogin asked if Signature Square had no issues with the sign and Ms. LeBlanc said they did not. Opening will be in February.

Chairperson Strogin asked for a motion to approve the wall sign for Endz Salon Suites, at 3725 Medina Rd. Ste. 116, not to exceed 49.66 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.

Endz Salon Suites, 3725 Medina Rd. Ste. 116, - (ID Sign)

Jen LeBlanc, 1075 Hillview Way, Medina, Operations Manager for Endz Salon was present requesting approval for a panel for an ID sign. Chairperson Strogin stated, for the record, this is an ID sign for an existing pylon which is the identification sign for the plaza.

Chairperson Strogin asked for a motion to approve a panel for the pylon ID sign for Endz Salon Suites, located at 3725 Medina Rd, not to exceed 3.67 sq. ft., as presented. Don Kuenzer so moved and Tom Borrer seconded the motion.

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

Dunkin Donuts, 2739 Medina Road, Medina OH, 44256 - (Wall Sign)

Dan Beeman from Wagner Electric Sign Co., 7135 W. Ridge Rd., Elyria, OH, was present representing Dunkin Donuts, 2739 Medina Rd., requesting approval for a wall sign. Mr. Beeman explained Dunkin Donuts is reimaging the store and updating the wall sign which is smaller than the existing sign. Chairperson Strogin asked about Baskin Robbins being in the store and Mr. Beeman explained Dunkin Donuts is veering away from that part of the franchise.

Chairperson Strogin asked for a motion to approve the request for a wall sign, not to exceed 30.51 square feet, for Dunkin Donuts, 2739 Medina Road, AKA Plaza 71, as submitted. Tom Borrer so moved and Mac Overmyer seconded the motion.

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

Dunkin Donuts, 2739 Medina Road, Medina OH, 44256 - (Digital Sign)

Dan Beeman from Wagner Electric Sign Co., 7135 W. Ridge Rd., Elyria, OH, was present representing Dunkin Donuts, 2739 Medina Rd., requesting approval for a digital ground sign. Chairperson Strogin asked Zoning Inspector Elaine Ridgley if she had gone over the regulations for digital signs. Elaine did, although she asked Chairperson Strogin to review them again. Chairperson Strogin stated, for the record, the rules state that the message can only be changed once every minute. Quick change, no flashing or animation which may cause distractions. Also, if something should go wrong mechanically, it needs to remain dark.

Chairperson Strogin asked for a motion to approve the request for a digital ground sign, not to exceed 30 square feet, for Dunkin Donuts, 2739 Medina Road, AKA Plaza 71, as presented. Don Kuenzer so moved and Mac Overmyer seconded the motion.

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

Dunkin Donuts, 2739 Medina Road, Medina OH, 44256 - (Directional Signs)

Dan Beeman from Wagner Electric Sign Co., 7135 W. Ridge Rd., Elyria, OH, was present representing Dunkin Donuts, 2739 Medina Rd., requesting approval for two directional signs. They will be removing faces and replacing them.

Chairperson Strogin asked for a motion to approve the two directional signs for Dunkin Donuts at 2739 Medina Road, (AKA Plaza 71) not to exceed 2.66 square feet each, as presented. Mac Overmyer so moved and Jim Apana seconded the motion.

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

Automax Medina, LLC, dba Bill Doraty KIA, 2925 Medina Rd. - (Change of Use)

Irving Sugerma, 388 South Main St., Ste. 500, Akron, 44311, Attorney for Automax Property Holding Co., was present representing Automax Medina, LLC, requesting approval for a change of use. Chairperson Strogin stated, for the record, Doraty KIA was sold just over 5 months ago, although they are keeping the name. She also stated, for the record, anytime there is a new business or change of ownership, Zoning requires a site plan review to bring everything up to date/code and also have updated contact information for our files.

Chairperson Strogin explained that two lots were purchased prior to the sale of the business and are still separate parcels. Nothing was done with them at the time of purchase and they are still separate. Chairperson Strogin asked Mr. Sugerma, as long as he is combining the parcel he purchased from On Tap, if he would combine those two parcels on Gateway as well so he would have everything under one name belonging to the owner.

Joe Armano, General Manager for Auto Max was also present and was asked if the sign from On Tap was taken down and he said it was. Don Kuenzer asked about the KIA signs on the light poles that were never approved prior to sale. Mr. Armano said those were just plastic and they can be removed. An issue was brought up about the trailer parked on the side facing Interstate 71 and if it was going to be removed. Zoning Inspector Elaine Ridgley explained that it can be construed as an additional sign due to the advertising saying Bill Doraty KIA. Mr. Armano said the trailer is used for Auto Racing for the racing team truck. It will not be a permanent fixture, and he will be sure it is moved.

Chairperson Strogin asked for a motion to approve the change of use for Automax Medina, LLC, dba Bill Doraty KIA, located at 2925 Medina Rd., as presented. Don Kuenzer so moved and Tom Borrer seconded the motion.

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

Creative Pet Play II, 4105 Creative Living Way - (Change of Use and New Construction)

Bob Arnold, Arnold Architectural Strategies, 4670 Foote Rd, Jennifer Wintner, 2453 Scarborough Ct. and Pam Voss, 390 Longview Rd. were all present representing Creative Pet Play II requesting approval for change of use and new construction. Chairperson Strogin stated, for the record, this was a doggy daycare.

Mr. Arnold explained they were taking the parcel they've had for a while that was originally planned for housing, and using it to build the new Creative Pet Play II. Chairperson Strogin asked if a copy was available of the site plans that were originally approved. She said three buildings were originally approved there and was curious to know if the new building will exceed what was approved. Mr. Arnold confirmed the new buildings will not exceed that. They decided to take the furthest piece of the parcel to build a 4,900 sq. foot building. Mr. Arnold said this building will be far enough away so residents will not hear the dogs barking. They have a driveway picking up on Creative Living Way and coming around to exit going out into GFS. A difference from the original plans is the garbage dumpster is moved away from GFS. GFS is also

requesting the exit through their parking lot be an emergency only entrance and exit. Mr. Arnold explained that parking will not be an issue with proof from the previous Creative Pet Play location. There are only two employees who drive and people do not drop off pets at the same time.

Chairperson Strogin asked Fire Chief Mark Crumley how he was going to get a fire truck in there. Mr. Arnold stated that was the reason for the Emergency access through GFS (Gordon Food Service). Mr. Arnold suggested asking Jen Wintner because she had been having conversations with GFS about use of their parking lot for emergency access. Evidently there is a cross easement between Home Depot and GFS. Chairperson Strogin asked if GFS was ok with this and Jen said she is still negotiating. Chairperson Strogin stated she would like to see something in writing giving their consent and guaranteeing this will be a permanent arrangement. Landscaping issue was brought up and Mr. Arnold stated he always makes sure the landscaping is to code or better.

Scott Earnshaw, representative for all Creative Housing businesses, wanted to confirm that the parking will not be an issue because people make appointments for different times to drop off pets and will not have people coming at the same time.

Brian Feron, a resident who uses the Pet Play facility, stood up and stated there has never been an issue with traffic in the parking lot. Dan Tranzo, a resident who lives on Grande Blvd, right across the street from where Pet Play is now, also confirmed the only time there is more than one car is at about 6:30pm and still then they are in and out.

Chairperson Strogin asked if the building would be built with soundproofing knowing it's for animals. Bob Arnold said no. Chief Crumley had a concern about the water line and hydrants. Mr. Arnold said they were spending the money to do that, although he was counting on the fire hydrant currently on the corner of home depot and GFS parking lot. Mr. Arnold also stated, for the record and Chief Crumley's information, the building is not sprinkled. Chief Crumley asked Mr. Arnold if he knew the distance between the hydrant and the building, not as the crow flies but how the truck drives. Mr. Arnold did not know that distance but estimated around 400 feet. Chief was not comfortable with that and asked they have a fire hydrant put in and Mr. Arnold agreed.

Chairperson Strogin asked if someone spoke with the CPC. Mr. Arnold said Diane DePasquale-Hagerty has the letter that states they have no issues and it does not need to go through them for review. Chairperson Strogin asked that Mr. Arnold make sure the letter from the County Planning Commission is sent to her and the Zoning Inspector.

Resident Dan Tranzo asked if the playground could be put in the back of the building. Mr. Arnold said no for two reasons, one, there is not enough room in the back, and two, people like to see the dogs. Mr. Tranzo said he thought the noise would ricochet off Home Depot and

wouldn't if the dogs were in the back facing the woods. Mr. Arnold said they do not own that property where the woods are and housing may be built there at some point.

Diane DePasquale-Hagerty, director of Medina Creative Housing commented where the water line was and said if the other buildings are developed, a hydrant will be put in.

Chairperson Strogin asked for a motion to recommend to the Township Trustees to approve change of use and new construction for Creative Pet Play II on the facility of Medina Creative Housing Campus, located at 4105 Creative Living Way, Medina, OH, not to exceed 4,900 total sq. ft., as presented, contingent on the following items completed:

This new Creative Pet Play II is replacing one of the three previously approved housing units, downsizing to four units from six units. Creative Housing will put a fire hydrant in the back when the fourth unit is approved, and provide documentation from GFS granting easement for emergency access through parking lot. Inside radius of the right angle curve of the driveway shall be increased from 5 feet to 10 feet. Creative Housing to provide a copy of County Planning Commission letter advising they consider this an inconsequential change. Mac Overmyer so moved and Tom Borrer seconded the motion.

ROLL CALL – Overmyer – yes, Borrer– yes, Apana– yes, Kuenzer – 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, December 8th, 2014 at 7:00pm.

Having no further business before the Board, the meeting was adjourned at 8:52 pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary


Alliss Strogin, Chairperson

12/16/14
Date