

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
July 21, 2015**

REGULAR MEETING

Chairperson Alliss Strogin called the meeting of the Medina Township Board of Zoning Commissioners to order at 7:05 p.m. Sitting on the board were Commission members Jim Apana, Mac Overmyer, and Jimmy Traynor. Others in attendance were Zoning Secretary Laurie Shoemaker and Trustees Bill Ostmann and Ray Jarrett. Chairperson Strogin explained to the applicants there is only a four member board tonight and gave them the option to wait until next month to go before a full board. All applicants agreed to go before the four member board.

Chairperson Strogin explained that the Trustees would hear site plans/signage reviews on July 30, 2015 at 7:30pm. A letter would be sent to the applicants reminding them of the time and date. 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 announced the resignation of Don Kuenzer. Jimmy Traynor will take his place and a permanent member.

Chairperson Strogin made a motion to approve the Medina Township Zoning Commission minutes from June 16, 2015 as presented. Mac Overmyer, Jimmy Traynor and Chairperson Strogin were in favor. Jim Apana abstained.

SITE/SIGN PLANS

Riverview Villas of Stonegate– 3991 Jefferson St. – (Subdivision Sign)

Dave Lewis was present representing Stonegate Center, LLC. He explained the subdivision sign was installed before it was approved. Chairperson Strogin said there was nothing wrong with the sign, although it was installed without approval from the ZC board.

Chairperson Strogin asked for a motion to approve the subdivision sign for Riverview Villas of Stonegate, located at 3991 Jefferson Street, not to exceed 23.18 sq. ft., as presented. Mac Overmyer so moved and Jimmy Traynor seconded the motion.

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

CLO2 Systems– 3247 Pearl Rd. – (Change of Use)

Todd Schroeter was present representing CLO2 Systems. Mr. Schroeter explained they have been in an existing three bay building at 3247 Pearl Rd., and they have the opportunity to expand. They want to move from the third bay to the first bay. Same building, same location, just moving spots. Secretary Shoemaker asked Mr. Schroeter if he had a copy of the lease. Mr. Schroeter did not and Chairperson Strogin said they will need to drop off a copy of the lease to Secretary Shoemaker before the trustees meeting on July 30, 2015. Mr. Schroeter agreed.

Chairperson Strogin stated, for the record, this was an existing building located at 3247 Pearl Road. It started out as one building but has since multiplied. Mr. Schroeter said he was originally in the third bay but will now be permanently in the first bay.

Chairperson Strogin asked for a motion to approve the change of use for CLO2 Systems, located at 3247 Pearl Rd., as presented. Jimmy Traynor so moved and Mac Overmyer seconded the motion.

ROLL CALL – Traynor - yes, Overmyer– yes, Apana– yes, Strogin – yes.

Cornerstone Chapel – 3939 Granger Road – (Shed and Pavilion)

Nancy McAllister was present representing Cornerstone Chapel. She was requesting approval for a pavilion and shed. Chairperson Strogin explained the shed is already existing and they are here to make it legal.

Chairperson Strogin asked for a motion to approve a 10' x 12' pavilion, as well as a 10' x 12' shed, for Cornerstone Chapel Foursquare Church, located at 3939 Granger Road, as presented. Jim Apana so moved and Jimmy Traynor seconded the motion.

ROLL CALL – Apana - yes, Traynor– yes, Overmyer – yes, Strogin – yes.

Health Markets (Patrick Althof Insurance) – 3705 Medina Rd. Ste. B – (Change of Use)

Patrick Althof was present requesting a change of use for Health Markets. This used to be Zeppes pizza. It will be four offices and a conference room. Their business is selling Health Insurance. Chairperson Strogin stated, for the record, this is an existing building in Signature Square Plaza and they are taking existing space.

Chairperson Strogin asked for a motion to approve a change of use for Patrick Althof Insurance, located at 3705 Medina Road, as presented. Jimmy Traynor so moved and Mac Overmyer seconded the motion.

ROLL CALL – Traynor - yes, Overmyer – yes, Apana– yes, Strogin – yes.

Health Markets (Patrick Althof Insurance) – 3705 Medina Rd. Ste. B – (Wall sign)

Dean O'Brock from Fastsigns of Medina, 2736 Medina Rd., was present requesting approval to install a sign on the outside of the building for Health Markets. Chairperson Strogin stated, for the record, we allow one sign per business. Mr. O'Brock has four small signs but all within one box, and meets the size requirements.

Chairperson Strogin asked for a motion to approve the wall sign for Health Markets, located at 3705 Medina Road, not to exceed 29.4 sq. ft. as presented. Jimmy Traynor so moved and Mac Overmyer seconded the motion.

ROLL CALL – Traynor - yes, Overmyer – yes, Apana– yes, Strogin – yes.

Rise/Fitness (Redefine Enterprises, LTD) – 3839 Pearl Road – (Change of Use)

Brandon Short, Owner/President and General Partner at Rise Fitness, was present requesting a change of use for Rise/Fitness. He explained they are going into 3839 Pearl Road, where Asian Martial Arts used to be. They are putting in a 12,500 sq. ft. fitness facility. Chairperson Strogin stated, for the record, they are going in to Fenn Plaza, on Fenn Rd. and State Rte. 42. This fills the last space in the plaza. Mr. Short explained they will have a smoothie bar (taking over the Smoothie King that was in the Twp.) in addition to fitness equipment. They have partnered with the Wounded Warrior Project and The Imagine Foundation. The Imagine Foundation is built on ending human trafficking all over the world. Rise Fitness gives free lifetime memberships to wounded warriors in Ohio. They also give a percentage of profits to the Imagine Foundation. They are offering half price memberships to people who serve the community, i.e. police and fire, township employees, teachers, etc. They also offer tactical training for fire fighters.

Chairperson Strogin asked for a motion to approve the change of use for Redefine Enterprises, LTD, located at 3839 Pearl Road, as presented. Jim Apana so moved and Jimmy Traynor seconded the motion.

ROLL CALL – Apana - yes, Traynor – yes, Overmyer – yes, Strogin – yes.

Rise/Fitness – 3839 Pearl Road – (Sign)

John Grigoli from Epic Signs & Graphics was present requesting approval for a sign for Rise/Fitness. The sign will be on the front of the building. Chairperson Strogin asked about the color of the sign. Mr. Grigoli explained the letters will stand out at night. Chairperson Strogin then stated, for the record, their frontage is 122 sq. ft. and they are only asking for 33 sq. ft. for the sign.

Chairperson Strogin asked for a motion to approve the sign for Rise Fitness, located at 3839 Pearl Road, not to exceed 33 sq. ft., as presented. Mac Overmyer so moved and Jim Apana seconded the motion.

ROLL CALL – Overmyer - yes, Apana – yes, Traynor – yes, Strogin – yes.

Cleary Building Corp. – 3247 Pearl Road – (Change of Use)

Lawrence Cole, 618 N. Cherry Street, Kenton OH 43326, was present requesting a change of use for Cleary Building Corp. The building is located at 3247 Pearl Road and they will share the building with APPC Plumbing. Chairperson Strogin stated, for the record, this is an existing building and they will be taking one section as a sales office.

Chairperson Strogin asked for a motion to approve the change of use for Cleary Building Corporation, located at 3247 Pearl Road, as presented. Jimmy Traynor so moved and Mac Overmyer seconded the motion.

ROLL CALL – Traynor - yes, Overmyer– yes, Apana– yes, Strogin – yes.

Cleary Building Corp. – 3247 Pearl Road – (Wall Sign)

Lawrence Cole, 618 N. Cherry Street, Kenton OH 43326, was present requesting a sign for Cleary Building Corp. The sign will match the current sign for APPC Plumbing. Chairperson Strogin stated, for the record, frontage is 28 sq. ft. and they are asking for a 27 sq. ft. sign.

Chairperson Strogin asked for a motion to approve the wall sign for Cleary Building Corporation, located at 3247 Pearl Road, not to exceed 27 sq. ft., as presented. Jimmy Traynor so moved and Mac Overmyer seconded the motion.

ROLL CALL – Traynor - yes, Overmyer– yes, Apana– yes, Strogin – yes.

Cleary Building Corp. – 3247 Pearl Road – (Ground/Panel Sign)

Lawrence Cole, 618 N. Cherry Street, Kenton OH 43326, was present requesting approval for a panel sign for Cleary Building Corp. The panel sign will go on the existing ground sign APPC Plumbing currently has.

Chairperson Strogin asked for a motion to approve a panel sign for the existing ground sign for Cleary Building Corporation, located at 3247 Pearl Road, not to exceed 14.85 sq. ft., as presented. Jimmy Traynor so moved and Mac Overmyer seconded the motion.

ROLL CALL – Traynor - yes, Overmyer– yes, Apana– yes, Strogin – yes.

The Dabbieri Agency (All State) – 5041 Victor Drive, Unit B – (Directional Sign)

Richard Stump from LAAD Sign and Lighting, 164 Annadale Ave., Akron 44304, was present requesting approval for a directional sign for The Dabbieri Agency. The sign will be 1'3" x 2'6". Jim Apana asked about the sign that was currently on the glass door. Mr. Stump stated that sign will be removed from the glass door.

Chairperson Strogin asked for a motion to approve a directional sign for The Dabbieri Agency, located at 5041 Victor Drive, Unit B, not to exceed 3'1/8" sq. ft., as presented. Jim Apana so moved and Jimmy Traynor seconded the motion.

ROLL CALL – Apana- yes, Traynor – yes, Overmyer – yes, Strogin – yes.

Lavish Beauty Lounge – 5007 Grande Blvd. Ste. B-2 – (Wall Sign)

Jim Briola from North Coast Sign and Lighting, 310 N. Broadway Str., Medina, was present representing Lavish Beauty Lounge, requesting a channel letter sign. The letters are black and the light shines through them. Chairperson Strogin said it was brought to our Zoning Inspectors attention that the sign that is currently up for the business next door is bigger than what the board approved and that issue will be addressed. Chairperson Strogin stated, for the record, the frontage for Lavish Beauty Lounge is 20' and they are asking for a 19.91' sign.

Chairperson Strogin asked for a motion to approve the wall sign for Lavish Beauty Lounge, located at 5007 Grande Blvd. Ste. B-2, not to exceed 19.91 sq. ft., as presented. Mac Overmyer so moved and Jim Apana seconded the motion.

ROLL CALL – Overmyer - yes, Apana – yes, Traynor – yes, Strogin – yes.

Lavish Beauty Lounge – 5007 Grande Blvd. Ste. B-2 – (ID Panel Sign)

Jim Briola from North Coast Sign and Lighting, 310 N. Broadway Str., was present representing Lavish Beauty Lounge, requesting an additional panel to the Medina Grande Shops Sign.

Chairperson Strogin stated, for the record, this is a panel for the existing ID sign for the Zaremba Grande Market District.

Chairperson Strogin asked for a motion to approve the panel for an existing pylon, not to exceed 4 sq. ft., for Lavish Beauty Lounge located at 5007 Grande Blvd. Ste. B-2, as presented. Mac Overmyer so moved and Jimmy Traynor seconded the motion.

ROLL CALL – Overmyer - yes, Traynor – yes, Apana – yes, Strogin – yes.

Retreat Subdivision, Phase 2 – Parcel 026-06D-32-197 Route. 18

Gary Naim from Petros Homes, 10474 Broadview Road, Broadview Hts., 44147, was present requesting approval for Phase 2 at Lake Medina. Mr. Naim said that Phase 1 has been operating with 19 units. Petros Homes is planning to build 26 allowable units. They will be priced in the low 200K. Petros Homes has been corresponding with the HOA to add phase 2 and they have gotten the verbal ok to work through the final arrangements, with formal documentation forthcoming. Chairperson Strogin stated, for the record, this subdivision started back in the late 80's with what was then known as Burgundy Bay. There is a long history with this project. The site plans have been through the CPC. Chairperson Strogin read comments from the CPC. Through informal meetings prior to applying for approval from the ZC board, many issues were resolved.

Chairperson Strogin asked for a motion to approve the site plan for the Retreat at Lake Medina Phase 2, as submitted, pending approval of the HOA documents. Mac Overmyer so moved and Jimmy Traynor seconded the motion.

ROLL CALL – Overmyer - yes, Traynor – yes, Apana – yes, Strogin – yes.

Pearl Road Storage Condos – Parcel 026-06B-07-044 – (Storage Buildings)

David Dawes and Steve Worrall, 240 Taylor James Blvd., Wadsworth, 44281, were present requesting approval for Storage Condos on Pearl Road. After much discussion, Chairperson Strogin explained the plans that were submitted were just too rough for the board to be able to approve at this time. She suggested setting up an informal meeting to go over all the issues with this submittal in hopes they will be resolved before appearing again before the board for approval.

Chairperson Strogin asked for a motion to accept the applicants request to table the submittal for Pearl Road Storage Condos until the next meeting with a more formal site plan. Jimmy Traynor so moved and Jim Apana seconded the motion.

ROLL CALL – Traynor - yes, Apana – yes, Overmyer – yes, Strogin – yes.

Chairperson Strogin asked the Board to go over the zoning text amendments that were attached to June 16, 2015 minutes. Beginning with definitions, all the board members present agreed to add “fire pits and outdoor kitchens” to the definition of Patio/Courtyard.

In the second definition, Chairperson Strogin felt that “banners” should stay in the definition of “sign”. The present board members agreed.

All board members present agreed to add “D. Change of ownership, change of use to require new site plan submission” to Section 404.4 Supplemental Regulations.

All the board members present agreed to remove the word “banners” from Section 603 – General Requirements.

All the board members present agreed to add “One double sided sign shall be permitted at each entrance to a residential development” to – Accessory signs requiring a permit - Section 605- B

All the board members present agreed to add “Allowed signage on canopies is one (1) square foot per one (1) linear foot of canopy, not to exceed sixteen (16) square feet.” to Section 605- D

All the board members present agreed to add “Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-of-way.” to Section 605-I-1.
(this was in the code originally but removed years ago – the board agreed it should be put back in so people in this situation will not have to go to BZA every time)

Chairperson Strogin made a motion to send the recommended zoning text amendments to the County Planning Commission for further review. Mac Overmyer so moved and Jimmy Traynor seconded the motion.

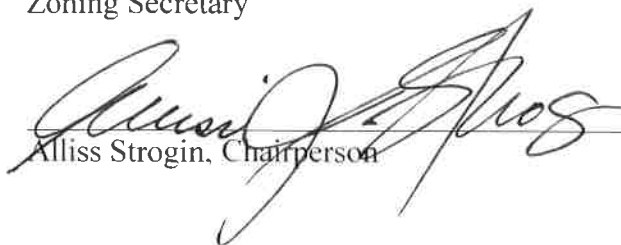
ROLL CALL – Overmyer – Yes, Traynor – Yes, Apana – Yes, Strogin – Yes.

Once the CPC has approved and/or made revisions to the recommended changes, the changes then go back to the ZC board and they make a motion to accept the changes, then that goes to the Trustees. A public hearing needs to be set for the Trustees to review the changes. If they are approved by the trustees, then it is sent to the recorder and changes made in the zoning book.

With no further business before the board, the meeting was adjourned at 8:55pm

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary


Alliss Strogin, Chairperson


Date