

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
September 15, 2015**

REGULAR MEETING

Chairperson Alliss Strogin called the meeting of the Medina Township Board of Zoning Commissioners to order at 7:04 p.m. Sitting on the board were Commission members Jim Apana, Chuck Johnson, Jimmy Traynor and Mac Overmyer. Others in attendance were Zoning Secretary Laurie Shoemaker, Zoning Inspector Elaine Ridgley, and Trustees Bill Ostmann and Ray Jarrett.

Chairperson Strogin stated we had a public meeting for text amendment changes scheduled at 7:00pm with the regular meeting to follow. Chairperson Strogin then opened the public hearing for text amendment changes at 7:05pm. Chairperson Strogin asked the public if anyone had a comment on the text amendments. She explained they are changing a couple definitions and making some sign changes. Chairperson Strogin said there was a problem with advertising the information for the public hearing correctly and in turn did not meet the 10 day time requirement. She said the board will continue this public hearing next month at 7:00pm with the regular meeting to follow. Chairperson Strogin asked Secretary Shoemaker to make sure the Gazette gets it in correctly this time. Chairperson asked for a motion to table the public hearing until October 20, 2015 at 7:00pm with the regular meeting to follow. Jim Apana so moved and Jimmy Traynor seconded the motion.

ROLL CALL: Apana-yes, Traynor-yes, Johnson-yes, Overmyer-yes, Strogin-yes.

Chairperson Strogin closed the public hearing portion of tonight's meeting at 7:08pm. Chairperson Strogin reopened the regular meeting for the Medina Township Zoning Commission at 7:09pm

Chairperson Strogin explained that the Trustees would hear site plans/signage reviews on September 24, 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 asked the board if they had the chance to review the minutes from August meeting. Chairperson Strogin made a motion to approve the Medina Township Zoning Commission minutes from August 18, 2015 as presented. The vote was all in the affirmative.

SITE/SIGN PLANS

Gordon Food Service, 5006 Grande Blvd. - Signs

Jack Voss from Universal Signs, 15286 Hofma Drive, Grand Haven MI, was present to help the board understand what Gordon Food Service wants to do to change their logo. Chairperson Strogin asked if he worked for Gordon Foods or a sign company. Mr. Voss explained he works for Universal Signs and represents Gordon Food Service.

Chairperson Strogan explained Gordon Food Service is an existing building in the Township on Grande Blvd. Mr. Voss explained they've changed their logo to make it easier for the public to understand what they do. Instead of saying marketplace, which was somewhat confusing, it now says Food Service Store on the sign.

Mr. Voss said they are proposing a cabinet sign as opposed to an individual letter sign. That is their first choice, a cabinet sign, which is what they have done at 130 stores to date. Mr. Voss said he has another option depending on what the zoning codes are. Whether they prefer channel or boxed, he was there to get the approval appropriately and go on his way. Mr. Voss then showed a site plan to the board members showing the new logo using an individual letter sign. He said the letters proposed are 72 sq. ft. and they are allowed 75 sq. ft.

Chairperson Strogan explained the board does not care whether they have a boxed or channel sign as long as the size is correct. The only people who would have an issue is Home Depot because they own that development. When businesses go in and buy property, they have to abide by whatever Home Depot says they need to do. Chairperson Strogan asked if anyone from Gordon Foods has talked with Home Depot. Mr. Voss said he cannot speak for that although Adam Crocker at Gordon Food Service has been very aggressive at getting approvals from anyone they are required to.

Chairperson Strogan said the Medina Twp. Zoning department would like to keep a copy of the complete set of drawings for the signs. She then gave a copy to Secretary Shoemaker to put in the file. Zoning Inspector Elaine Ridgley asked if she should make copies of the box sign that will be approved. Chairperson Strogan said we want the site plan with the box sign stamped. Zoning Inspector Ridgley measured the letters to be 43". Chairperson Strogan argued that if it's a rectangular box, we measure the full cabinet. Zoning Inspector argued that you measure the words only. The zoning book shows this is how it is measured and she has been doing it this way as long as she been at the township, for 16 years. They agreed to disagree but either way, Chairperson Strogan said it's legal with both measurements. The board chose to use the measurements of the full box.

Chairperson Strogan asked for a motion to approve a wall sign for Gordon Food Service at 5006 Grand Blvd., not to exceed 75 sq. ft., as presented. Chuck Johnson so moved and Mac Overmyer seconded the motion.

ROLL CALL: Johnson – yes, Overmyer– yes, Apana – yes, Traynor – yes, Strogan – yes.

Gordon Food Service, 5006 Grande Blvd. - Signs

Jack Voss from Universal Signs, 15286 Hofma Drive, Grand Haven MI, was present requesting sign approval for Gordon Food Service. Chairperson Strogan explained Gordon Food Service is looking to get a pylon panel on the existing ID sign, same size.

Chairperson Strogan asked for a motion to approve the ID pylon panel sign, located at Gordon Food Service, not to exceed 11.15 sq. ft., as presented. Jim Apana so moved and Jimmy Traynor seconded the motion.

ROLL CALL: Apana– yes, Traynor – yes, Johnson– yes, Overmyer– yes, Strogan – yes.

Ganley Express Service – 3083 Medina Rd. - Signs

Matt Swords, 5180 Montville Rd, Medina, was present representing Ganley Express Service requesting approval for a change of use. Chairperson Strogan explained this space has been vacant for a while and it's always good to have new businesses. Mr. Swords said they will be doing auto repairs for the overflow service from Ken Ganley Nissan. He said they fixed the area around the dumpster and also hired someone to redo the landscaping.

Chairperson Strogan asked for a motion to approve the change of use for Ganley Express Service, located at 3083 Medina Rd, as presented. Jimmy Traynor so moved and Jim Apana seconded the motion.

ROLL CALL: Traynor – yes, Apana– yes, Johnson– yes, Overmyer– yes, Strogan – yes.

Ganley Express Service – 3083 Medina Rd. - Signs

Dave Sterrett from Medina Signs was present representing Ganley Express requesting approval for three signs. The first is the ground sign. Mr. Sterrett proposed to replace the faces in the existing cabinet retaining the size. Overall height of the sign is 40.25" and the length is 112.15" and it's internally illuminated. Chairperson Strogan reminded Mr. Sterrett about the landscaping requirements and Mr. Sterrett confirmed he was well aware and would be sure to accommodate.

Chairperson Strogan asked for a motion to approve the ground sign for Ganley Express Service, located at 3083 Medina Rd, not to exceed 31 sq. ft. each, as presented. Mac Overmyer so moved and Jimmy Traynor seconded the motion.

ROLL CALL: Overmyer– yes, Traynor– yes, Apana– yes, Johnson– yes, Strogan – yes.

Ganley Express Service – 3083 Medina Rd. - Signs

Dave Sterrett from Medina Signs was present representing Ganley Express Service requesting approval for a second wall sign. Chairperson explained there is only one sign allowed on a building. The drawings Mr. Sterrett submitted were for one sign on the side of the building facing Eastpointe Dr. and one sign on the side of the building facing Rte. 18.

Chairperson Strogan explained that one of the changes in the upcoming text amendments is in Section 605I, and will allow for two wall signs for buildings facing more than one road right of way. Chairperson Strogan told Mr. Sterrett that the board is only allowed to approve one of the two signs he submitted. If the ZC board passes the proposed text amendments at the public hearing on Oct. 20th, it then goes to the trustees. According to the Ohio Revised Code, the trustees would need to have another public hearing and vote on the changes. Assuming the

trustees approve the request the ZC board made on the changes, then Mr. Sterrett would be able to submit for the second sign. His other option, at this time, would be to go to the Board of Appeals for the second sign and pay the \$275.00, then get on next month's agenda. Chairperson Strogan told Mr. Sterrett it's up to him how he would like to proceed. She stated again that only one sign can be approved tonight and asked which of the two signs he submitted is more important. Mr. Sterrett said the sign on Rte. 18 and asked Mr. Swords if he would like to table the second sign and wait until the text amendments pass. Mr. Swords chose to table it. Mr. Sterret asked if he would have to resubmit the application for the second sign. Chairperson Strogan explained that the zoning secretary would hang on to the application he submitted tonight and he would not have to pay the fee or resubmit again.

Chairperson Strogan asked for a motion to approve the wall sign for Ganley Express Service, located at 3083 Medina Rd., not to exceed 36 sq. ft., facing Route 18, as presented. Mac Overmyer so moved and Chuck Johnson seconded the motion.

ROLL CALL: Overmyer– yes, Johnson– yes, Apana– yes, Traynor– yes, Strogan – yes.

Chairperson Strogan then asked for a motion to table the request for a second wall sign for Ganley Express Service, facing Eastpointe Drive, located at 3083 Medina Rd, until such time zoning amendments take effect. Mac Overmyer so moved and Jimmy Traynor seconded the motion.

ROLL CALL: Overmyer– yes, Traynor– yes, Apana– yes, Johnson– yes, Strogan – yes.

Reddy Family Dentistry – 3443 Medina Rd. - *Change of use*

Bill Savel, 4945 Pine Valley, was present representing Dr. Reddy, requesting a change of use for Reddy Family Dentistry. Mr. Savel said Dr. Reddy is now in Dr. Pallen's old office. He explained the panel ID sign is the responsibility of the landlord and he will be submitted for approval for that. Chairperson Strogan said this is an existing structure, which is really off Shady Brook although it has a Medina Rd. address.

Chairperson Strogan asked for a motion to approve the change of use for Reddy Family Dentistry, located at 3443 Medina Road, as presented. Jim Apana so moved and Mac Overmyer seconded the motion.

ROLL CALL: Apana – yes, Overmyer– yes, Johnson– yes, Traynor– yes, Strogan – yes.

Reddy Family Dentistry – 3443 Medina Rd., - *Change of use*

Bill Savel, 4945 Pine Valley, was present represent Dr. Reddy, requesting a wall sign for Reddy Family Dentistry. The sign will be 50" x 28", just replacing Dr. Pallen's sign. It will be a routed ¾" pvc, mounted on the building wall.

Chairperson Strogan asked for a motion to approve the wall sign for Reddy Family Dentistry, located at 3443 Medina Road, not to exceed 9.72 sq. ft. as presented. Chuck Johnson so moved and Jimmy Traynor seconded the motion.

ROLL CALL: Johnson– yes, Traynor – yes, Apana– yes, Overmyer– yes, Strogan – yes.

The Reserve of Medina HOA – *Village Gate (Parcel #026-06D-32-169)*

Taylor French, 3585 Old Hickory Lane, was present representing the Reserve HOA requesting two subdivision signs. Chairperson Strogan asked Mr. French if he was the president of the HOA and he said no, Vickie Mann is the president. Mr. French is proposing to replace two existing subdivision signs at the entrance of the Reserve. One is off Nettleton Rd. and the other is off Village Gate Dr. They want to install a stone sign. They want to move the sign up a few feet, off somebody's property, and on a section owned by the HOA.

Chairperson Strogan asked for a motion to approve the request for a monument subdivision sign for The Reserve of Medina on Village Gate, not to exceed 21.25 sq. ft., as presented. Jimmy Traynor so moved and Chuck Johnson seconded the motion.

ROLL CALL: Traynor – yes, Johnson – yes, Apana– yes, Overmyer– yes, Strogan – yes.

Chairperson Strogan asked about the landscaping and Mr. French said there will be landscaping around the new signs similar to the way they landscape other common areas in the subdivision.

The Reserve of Medina HOA – *Subdivision Sign – Center Island on Hardwood Hollow and Nettleton*

Taylor French, 3585 Old Hickory Lane, was present representing the Reserve HOA requesting a second subdivision sign on Nettleton. Mr. French explained the HOA proposes to move this sign to the center median, which is still a good distance back from Nettleton Rd. The sign should be large enough in that location to have good visibility. Chairperson Strogan wanted to confirm that the HOA was responsible for the landscaping and maintenance of the islands and Mr. French said yes, and they have been doing so. This sign will be stone as well to match the sign at the Village Gate entrance.

Chairperson Strogan asked for a motion to approve the request for a monument subdivision sign to go on the center island on Hardwood Hollow for The Reserve of Medina, not to exceed 21.25 sq. ft., as presented. Jimmy Traynor so moved and Jim Apana seconded the motion.

ROLL CALL: Traynor– yes, Apana – yes, Johnson– yes, Overmyer– yes, Strogan – yes.

Chairperson Strogan spoke to the board and said she met with Ryan Homes regarding Weymouth Crossing. They had to make a couple changes to the site plan, as she anticipated. When they first submitted the plan, it was preliminary and they had to go through further discussions with the Corp. of Engineers, EPA, etc. The wetlands increased a bit so they had to make an alteration to accommodate it. They did make a change, which was inconsequential according to her and the CPC. There were two lots off Huffman Rd. and the wetlands came down further than they thought. They anticipated it draining into the existing lake but it doesn't, it goes to the ditch. Therefore, one of the lots became almost non-existent. They got rid of the one lot and made the other a bit larger and squeezed it between two larger lots. The lots still all comply. The open space is still 18.71 acres and they only needed 12.74 acres. They mitigated less than an acre of the wetlands and the end result is no wetland on any one lot. The number of lots is the same and the open space diminished by 2/10. She reviewed the HOA documents with Bill Thorne and she found one small change she wanted. It wasn't a legal issue but she asked for the change so the HOA made the change and the documents should be approved and recorded.

With no further business to come before the board, the meeting was adjourned at 8:11 pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary


Alliss Strogan, Chairperson


Date