

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
January 20, 2015**

**ORGANIZATIONAL MEETING**

Chairperson Alliss Strogin called the Organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Commission members Jim Apana, Tom Borrer, Don Kuenzer, and Mac Overmyer were in attendance. Alternates Jimmy Traynor and Chuck Johnson, Zoning Secretary Laurie Shoemaker and Zoning Inspector Elaine Ridgley were also in attendance.

**Election of Officers**

Chairperson Alliss Strogin turned the gavel over to the Zoning Secretary Laurie Shoemaker to conduct the election of the Zoning Chairperson for 2015. Secretary Shoemaker called for nominations.

Mr. Overmyer made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2015. It was seconded by Mr. Apana. Secretary Shoemaker asked if there were any other nominations – none being heard, the nominations were closed.

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

The meeting was turned over to Chairperson Strogin. Chairperson Strogin then called for nominations for Vice Chairperson.

Chairperson Strogin made a motion to nominate Mr. Overmyer as Vice Chairperson of the Zoning Commission for the calendar year 2015. It was seconded by Mr. Apana. Chairperson Strogin asked if there were any other nominations. Hearing no other nominations, Chairperson Strogin made a motion to close the nominations for Vice Chairperson.

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

The Organizational meeting was closed at 7:12 p.m.

**REGULAR MEETING**

Chairperson Strogin explained that the Trustees would hear site plans/signage reviews on February 12, 2015. 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 December 16, 2014 meeting as amended. The vote was all in the affirmative.

## SITE/SIGN PLANS

### *Elite Training Performance – 3701 Pearl Road, (Change of Use)*

Luke Chronister from Elite Training Performance, 163 Bar Harbor Blvd., Medina, was present requesting a change of use for Elite Training Performance. Mr. Chronister explained they are currently at 3693 Pearl Road and will be using space at 3701 Pearl road to expand the business. Chairperson Strogin commented that he is not submitting an application for signage right now that this is just for change of use. Mr. Chronister said yes.

Chairperson Strogin asked for a motion to approve change of use for Elite Training Performance located at 3701 Pearl Road, Medina OH, as presented. Don Kuenzer so moved and Mac Overmyer seconded the motion.

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

### *Lavish Beauty Lounge - 5007 Grande Shops Ave. (Change of Use)*

Chris Herzner from Zarembo Grand, LLC, 14600 Detroit Ave. Lakewood, OH, was present requesting a change of use for Lavish Beauty Lounge. Mr. Herzner explained they will be occupying the vacant space between Fiesta Salon and Weight Watchers. This will be a hair and nail salon. Chairperson Strogin asked about the signage and if there will be a spot on the ID sign. Mr. Herzner said they will only be putting a sign on the building.

Chairperson Strogin asked for a motion to approve the change of use for Lavish Beauty Lounge, located at 5007 Grande Shops Ave., Medina OH, as presented. Tom Borrer so moved and Jim Apana seconded the motion.

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

### *Walmart - 4141 Medina Road, Medina OH – (Sign)*

Seth Dorman from WD Partners, 7007 Discovery Blvd., Dublin, OH 43017 was present requesting approval for sign changes for Walmart. Mr. Dorman explained there were three areas he would like to discuss. The first is the existing ground sign. They are only replacing the panels with different graphics. The size stays the same and in addition they will be painting the pole.

The second part Mr. Dorman talked about was the rear elevation; the back side of the auto center. They currently have two tire signs and one lube sign. They will be removing those from the auto center and not putting anything back up.

The third issue is the sign on the front/main entrance; the grocery side and the department store side. They will be replacing each of those. They will be smaller and a bit higher. For the Market sign, the existing is 29.22 sq. ft., and the proposed is 17.97 sq. ft. Then for the Home and Pharmacy sign, the existing is 95.42 sq. ft., and will change to 61.85 sq.

ft. The only addition to the front elevation is an auto center sign with an area of 17.75 sq. ft. and that will be installed above the bays. They are replacing the bay signs on the front elevation with the new smaller tire and lube signs. Mr. Dorman wanted to make a point of saying that they will be reducing the signage from 437.60 sq. ft. to 397.53 sq. ft.

Chairperson Strogin asked Zoning Inspector Elaine Ridgley for the information on previous variances. Ms. Ridgley stated, for the record, there was a previous variance given in 1992 for 354 sq. ft. and Walmart came back in 2007 and was given 475 total square footage for signs. Chairperson Strogin said she was pleased the proposal for the new signs is smaller. Mr. Apana asked Mr. Dorman the reason for the smaller signs. Mr. Dorman explained that all Walmart Stores seem to be doing this with their remodels.

Chairperson Strogin asked for a motion to approve the maintenance and new signage for Walmart for a total of 397.53 square feet, which is a reduction from the 437.60 square feet, as presented.

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

Chairperson Strogin explained to the Board that Secretary Shoemaker has the recorded text amendments for non-conforming lots. We do not have an electronic copy of the zoning book with any changes after 2010 so it will take some time to update the zoning book and give everyone the final revisions. Ms. Shoemaker gave a copy of the text amendments to each board member to insert in their book until the book can be updated electronically.

Chairperson Strogin said everyone was sent a copy of a letter from a member of the Steering Committee with concerns regarding the changes that were made to the Comprehensive Plan by ZC board. Chairperson Strogin explained there were members from the Steering committee in attendance at Thursday's (Jan. 15, 2015) Trustees meeting. The Steering Committee members were requesting to meet with the Zoning Commission to discuss the changes. Chairperson Strogin continued to explain that she and Mac Overmyer created a letter to the Trustees, then read it out loud. (see attachment 1). Mac Overmyer further commented that he thought there was more of a misunderstanding by the Steering Committee of the changes made to the Comprehensive Plan, and a joint meeting would be a good idea to further explain and clarify things. Don Kuenzer commented that he felt a joint meeting was necessary.

Tom Borrer commented that they could make themselves available to the board if they want to convene a meeting with all the parties but for the ZC board members to direct that meeting be held would not be appropriate. Trustee Ray Jarrett, who was in

attendance, made a comment that the Trustees did suggest, at the last Trustee meeting, that the Chairman from the ZC Board and the Chairman from the Steering Committee come to a conclusion on a meeting date for a workshop and to let the Trustees know so they can publish notification of the public meeting.

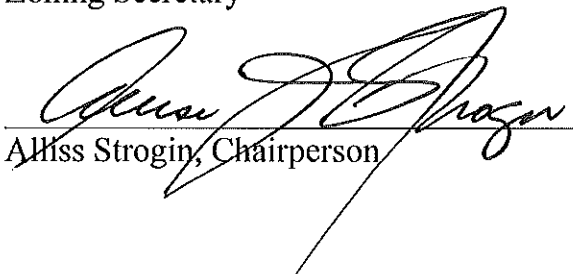
Chairperson Strogin stated, for the record, that Bill Ostmann was the Chairman for the Steering committee but is now a Trustee, so the Vice Chairman, Chris Traynor, will be the contact person for the Steering Committee. Chairperson Strogin said she would be sending the letter her and Mac put together to the Trustees. She will also contact Chris Traynor and together they will coordinate a good time for a joint meeting.

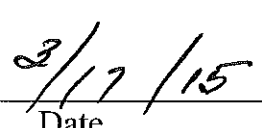
Chairperson Strogin suggested a Monday night in February, either the 2<sup>nd</sup> or the 9<sup>th</sup>, and will suggest those dates to the Steering Committee for the joint meeting. Trustee Ray Jarrett wanted to confirm that the meeting needs to be advertised. Secretary Shoemaker said she would send a notification to the Gazette and copy Celia Goe, Township Secretary.

Having no further business before the Board, the meeting was adjourned at 7:54 pm.

Respectfully Submitted,

Laurie Shoemaker  
Zoning Secretary

  
Ailiss Strogin, Chairperson

  
Date

Attachment: Comp Plan Response to Trustees