

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
March 17, 2015**

REGULAR MEETING

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

Chairperson Strogin explained that the Trustees would hear site plans/signage reviews on March 26, 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 meeting dates for 2015 as proposed at 7:00pm the third Tuesday of each month with postings in the Gazette. The board was all in the affirmative.

Chairperson Strogin explained to the board members there is not an updated electronic copy of the zoning book so the text amendments were given as an insert to their current books. She also made a reference to trustee Bill Ostmann regarding plans being pursued to outsource a company to update the zoning book. Mr. Ostmann agreed to look into it.

Chairperson Strogin made a motion to approve the Medina Township Zoning Commission Comprehensive Plan Workshop minutes from September 29, 2014 as submitted. Don Kuenzer so moved and Mac Overmyer seconded the motion.

ROLL CALL: Kuenzer-yes, Overmyer-yes, Apana-yes, Traynor-abstain, Strogin-yes.

Chairperson Strogin made a motion to approve the Medina Township Zoning Commission Comprehensive Plan Workshop minutes from October 13, 2014, as amended. Mac Overmyer so moved and Jim Apana seconded the motion.

ROLL CALL: Overmyer-yes, Apana-yes, Traynor-abstain, Kuenzer-yes, Strogin-yes.

Chairperson Strogin made a motion to approve the Medina Township Zoning Commission Comprehensive Plan Workshop minutes from November 10, 2014 as submitted. Mac Overmyer so moved and Traynor seconded the motion.

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

Chairperson Strogin made a motion to approve the Medina Township Zoning Commission Comprehensive Plan Workshop minutes from December 8, 2014 as submitted. Jim Apana so moved and Mac Overmyer seconded the motion.

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

Chairperson Strogin made a motion to approve the Joint meeting with Medina Township Zoning Commission and the Comprehensive Plan Steering Committee minutes from February 9, 2015 as amended. Mac Overmyer so moved and Jimmy Traynor seconded the motion.

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

Chairperson made a motion to approve the minutes from their January 20, 2015 Organizational meeting as amended. Mac Overmyer so moved and Don Kuenzer seconded the motion.

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

SITE/SIGN PLANS

Horwitz & Damicone, Attorneys at Law— 4992 Foote Road, (Change of Use)

Dennis Neate a partner from Marchris LLC, 5000 Foote Rd., Medina, OH was present requesting a change of use for Horwitz & Damicone Law firm. Mr. Neate explained they are in the process of making minor changes to the office space.

Chairperson Strogin asked for a motion to approve the change of use for Horwitz & Damicone Law Firm, located at 4992 Foote Road, Medina OH, as presented. Don Kuenzer so moved and Mac Overmyer seconded the motion.

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

Horwitz & Damicone, Attorneys at Law— 4992 Foote Road, (Portico Sign)

Dennis Neate a partner from Marchris LLC, 5000 Foote Rd., Medina, OH was present requesting sign for Horwitz & Damicone Law firm. Chairperson Strogin explained there were variances given in 2006 on that building for multiple signs, not to exceed 16 sq. feet. Mr. Neate confirmed his sign is 10 sq. ft.

Chairperson Strogin asked for a motion to approve the portico sign for Horwitz & Damicone Law Firm, located at 4992 Foote Road, not to exceed 10 square feet, as submitted. Jim Apana so moved and Mac Overmyer seconded the motion.

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

Horwitz & Damicone, Attorneys at Law— 4992 Foote Road, (Pylon Sign)

Dennis Neate a partner from Marchris LLC, 5000 Foote Rd., Medina, OH was present requesting panel sign for Horwitz & Damicone Law firm. Chairperson Strogin explained this is an existing sign and this panel is for the new occupant.

Chairperson Strogin asked for a motion to approve the panel for the pylon ground sign not to exceed 9.25 square feet, for Horwitz & Damicone Law Firm, located at 4992 Foote Road, as submitted. Jimmy Traynor so moved and Don Kuenzer seconded the motion.

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

Bill Doraty Kia– 2925 Medina Road, (addition to existing building)

Alyssa Lowry and Scott Sands from Sands Decker CPS Architects, 1495 Old Henderson Road, Columbus, OH 43220. Ms. Lowry explained there is a new owner of the dealership but they will keep the Bill Doraty name. The new owners have agreed with Kia to move forward with an

upgrade program and part of that is exterior aesthetic renovations including showroom service expansion and car wash. Chairperson Strogin asked if the car wash will now be attached and Ms. Lowry confirmed yes.

Chairperson Strogin stated for the record, the lots owned by Doraty KIA have been separate. In December, 2014, when Mr. Sugarman, attorney representing BDK, was before this board, he agreed to combine those lots to make one lot for the dealership; that has not been done yet. Another issue brought up, which Mr. Sugarman agreed to take care of was that the racing car trailer be moved. The third issue is the percentage of sign coverage on the windows. BDK covers close to 100% and the Township allows 20%. This issue was supposed to be handled as well.

Chairperson Strogin understood the representatives before her at this meeting were not part of Bill Doraty KIA but expects they will relay these issues to Mr. Sugarman and the owners of BDK. Ms. Lowry and Mr. Sands agreed to speak with the owners about complying with the agreed expectations. Chairperson Strogin said she understood it was a hard winter so it's understandable some things have not been done, but she expects these issues be attended to relatively soon.

Mac Overmyer asked about the empty lot where On Tap Used to be. Ms. Lowry explained the lot is going to be used as display parking. The existing light poles will be replaced to be uniform. Chairperson Strogin asked about the landscaping and explained there needs to be a reasonable attempt to comply with our landscaping requirements.

Chairperson Strogin asked for a motion to approve an addition of Bill Doraty KIA locate 2925 Medina Road, for a proposed showroom addition, service expansion, and car wash expansion; with the caveat that a landscape plan and other issues from the December 18th meeting be resolved as soon as possible. Mac Overmyer so moved and Jimmy Traynor seconded the motion.

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

Boost Mobile (Unlimited Prepaid, Inc)– 3737 Stonegate Drive, Medina (change of use)

Marion Rashed, owner of Unlimited Prepaid Inc., and Lee Davis, CFO of Unlimited Prepaid Inc, were present to request a change of use for Boost Mobile. Mr. Rashed explained Boost mobile is a cell phone company. A low budget, prepaid cell phone service for those with low credit.

Chairperson Strogin asked for a motion to approve the change of use for Boost Mobile, located at 3737 Stonegate Drive, Medina OH, as presented. Mac Overmyer so moved and Don Kuenzer seconded the motion.

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

Boost Mobile (Unlimited Prepaid, Inc)– 3737 Stonegate Drive, Medina (wall sign)

Marion Rashed, owner of Unlimited Prepaid Inc., and Lee Davis, CFO of Unlimited Prepaid Inc, were present to request a wall sign for Boost Mobile. Mr. Rashed explained Boost Mobile automatically sent him a sign that was 30 total square feet. Chairperson Strogin explained the Township allows one square foot per linear footage for a sign. Since the frontage of Boost Mobile is 13.8 sq. ft., the

board cannot approve the sign as submitted. Mr. Rashed requested the board table the sign submittal until April 21 ZC meeting.

Chairperson Strogin made a motion to accept the request from Mario Rashed to table their submittal for signage, for Boost Mobile, located at 3737 Stonegate Drive, Medina OH, as presented. Jim Apana so moved and Jimmy Traynor seconded the motion.

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

The Dabbieri Agency– 5041 Victor Drive, Unit #B, Medina (change of use)

Maureen Dabbieri, 5249 Crown Pointe Drive, Medina, was present requesting a change of use for The Dabbieri Agency. Chairperson Strogin said this is an Allstate Insurance Company and used to be owned by another agent.

Chairperson Strogin asked for a motion to approve the change of use for The Dabbieri Agency, located at 5041 Victor Drive, Unit #B Drive, Medina OH, as presented. Jimmy Traynor so moved and Mac Overmyer seconded the motion.

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

Chairperson Strogin reminded the board members of the SWCD Informational session to be held on March 31, 2015 at 6:30 at the Medina Co. Planning Services Dept. She also reminded the board they are required to have six hours of training per year and the trustees have approved for this to be one of the meetings that would count for staff credit.

Chairperson then opened the floor for public comment. Mack Muhlenkamp, 4253 Huffman Road, (mackmuhlenkamp@msn.com) asked about the Ryan Home project. Chairperson Strogin explained Ryan homes has purchased two pieces of property on Huffman and Rte. 3 totaling just over 50 acres. They are going through the process of submitting for a PUD (Planned Unit Development). Chairperson Strogin said she will be meeting with them tomorrow morning (Wednesday, March 18) for a concept meeting. A PUD is a major development and has to go through numerous bodies to be approved. The County Planning Commission has county regulations, over and above the township regulations. Chairperson Strogin said “Our Zoning Inspector, Elaine Ridgley has met with them twice and I have met with them three times. (Elaine was ill and could not attend the last meeting).” Chairperson Strogin went on to explain her and Elaine work with them to get them into conformance with township regulations. The meeting

scheduled for tomorrow is to be sure everything up to this point does comply with township regulations and if so, the next step will be for Ryan Homes to go on the CPC agenda for the first Wednesday in April, assuming there are no stumbling blocks. If everything is in compliance, the

CPC will formerly approve the documents. At that time, they will have filed to come in front of the Medina Twp. ZC board on April 21. That gives the CPC enough time to give us a written recommendation from the various county offices and make their recommendations of approval. Normally, with things of this magnitude, the CPC will send us approval with conditions. At that time, our board will review everything and give our approval if everything meets our regulations. Then HOA documents are sent to our board, then to the prosecutor, and back to us. Until all these steps are followed, Ryan Home cannot turn a blade of grass.

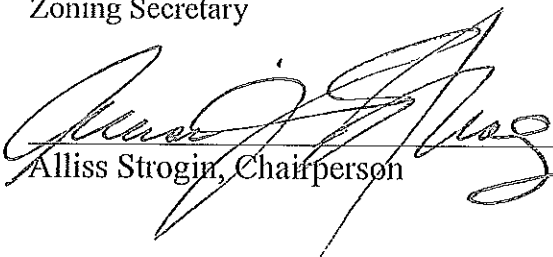
Mac Overmyer then explained the concept of PUD's to Mr. Muhlenkamp. Sally Gardner asked how many houses will be built. Chairperson Strogin said with the acreage they have, our zoning regulations would allow them 100 units. Ryan homes started with 89 units and at our last meeting they were down to 70 units. The minimum is 12.5 acres of open space. Their plans are showing 18.5 acres of open space. They will be putting in single family homes.

Mr. Muhlenkamp had a concern with flooding. Chairperson Strogin explained these are public meetings but the township is not obligated to notify the surrounding property owners because there will be no zoning change. Zoning has allowed this type of development since 1983. Chairperson Strogin said the County Agencies are responsible for addressing any water runoff issues. She suggested Mr. Muhlenkamp verify Ryan Homes will be at the April Zoning Commission meeting and if so, he attend the meeting to address any further concerns he has.

Having no further business before the Board, the meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary



Alliss Strogin, Chairperson

4/21/15
Date