

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
June 16, 2015**

REGULAR MEETING

Chairperson Alliss Strogin called the meeting of the Medina Township Board of Zoning Commissioners to order at 7:03 p.m. Sitting on the board were Commission members Tom Borrer, Don Kuenzer, Mac Overmyer and alternate Jimmy Traynor. Others in attendance were alternate Chuck Johnson, Zoning Secretary Laurie Shoemaker, Zoning Inspector Elaine Ridgley and Trustee Ray Jarrett.

Chairperson Strogin explained that the Trustees would hear site plans/signage reviews on July 2, 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 Medina Township Zoning Commission minutes from May 19, 2015 as presented. All board members were in favor.

SITE/SIGN PLANS

Dental Works – 5014 Grande Blvd. – (Change of Use)

Chris Herzner from the Zaremba Group, 14600 Detroit Ave #500, Lakewood OH 44107, was present requesting a change of use for Dental Works. He explained they are taking the extra space next to their current location. They will also be shifting their current sign to be centered over both spaces.

Chairperson Strogin asked for a motion to approve Dental Works Unit J expanding into unit J3, located at 5014 Grande Blvd. Medina, as presented. They are changing location of sign to be centered over new office space, as presented. Mac Overmyer so moved and Don Kuenzer seconded the motion.

ROLL CALL – Overmyer– yes, Kuenzer– yes, Traynor– yes, Borrer - yes, Strogin – yes.

Ernie's Transmission – 3900 Pearl Road – (Change of Use)

Ernie Kinder, representing Ernie's Transmission, was present requesting a change of use. Mark Wahg from Spectramental Management, 1976 Medina Road, introduced himself as the owner of the building. Mr. Wahg explained Foote's Auto Glass was in this space for many years. They eventually moved out and Ernie's Transmission is going to take B Unit. Rent Equip is on the North side, Fun Pools is on the south side, and Ernie will be in the middle, with the two garage doors.

Chairperson Strogin asked if Mr. Wahg owned Rent Equip. Mr. Wahg said yes and gave an account on the issues he and other businesses have been having with ODOT and the widening of Rte. 42. His deliveries require a semi to turn around and back in. This would cause major traffic

back-ups. Chairperson Strogin explained the Township has been trying to negotiate with ODOT as well, on some of the issues the Township has with the widening of Pearl Road. Mr. Borrer let Mr. Wahg know about the upcoming Trustees meeting and that is where these issues should be addressed.

Chairperson Strogin asked for a motion to approve the change of use for Ernie's Transmission, located at 3900 Pearl Rd. Medina, OH, as presented. Tom Borrer so moved and Jimmy Traynor seconded the motion.

ROLL CALL – Borrer – yes, Traynor– yes, Kuenzer– yes, Overmyer - yes, Strogin – yes.

No representatives were present for the last two applicants on the agenda. Chairperson Strogin made a motion to table the sign request for Riverview Villas of Stonegate and the change of use request for CLO2 Systems due to lack of representation. Mac Overmyer so moved and Tom Borrer seconded the motion.

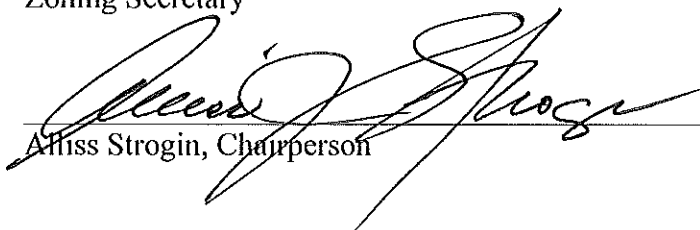
ROLL CALL – Overmyer – yes, Borrer– yes, Traynor– yes, Kuenzer - yes, Strogin – yes.

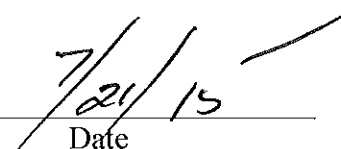
ATTACHMENT: Continuation of minutes for Zoning Workshop on suggested Amendments to the Zoning Book.

With no further business before the board, the meeting was adjourned at 9:37pm

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary


Alish Strogin, Chairperson


Date

Attachment 1

MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
Workshop
June 16, 2015

Zoning Book Suggested Amendments

Definitions

"Patio/Courtyard" an area that adjoins a dwelling, is often paved, and is adapted especially to outdoor dining, including fire pits and outdoor kitchens.

~~"Sign" a structure, or natural object, such as a tree, rock, bush and the ground itself, or part thereof, or device attached thereto or painted or represented thereon, including any letter, word, banner, flag, balloon, other inflatable device, pennant, badge, or insignia of any governmental agency or of any charitable, or religious, educational or similar organization and/or search light, which shall be used to attract attention to any object, product, place, activity, person, institution, organization, or business. The word "sign" shall include a writing, representation, other figure of similar character located on the interior of a building only when (1) illuminated; (2) located so as to be viewed from the exterior of a building.~~

SECTION 404.4 SUPPLEMENTAL REGULATIONS

- A. Site Plan Review - Site plans for all proposed commercial sites, and for all exterior modifications to existing commercial sites, in the BL zone shall be reviewed as required by Section 306.
- B. Outdoor Storage - All outdoor storage, including refuse, shall be screened from view from the street and from all adjacent properties.
- C. Landscaping - Refer to Section 306 - Paragraph J. **
- D. Change of ownership, change of use to require new site plan submission.

SECTION 603 GENERAL REQUIREMENTS

- E. Movement - No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. No sign or part thereof shall contain or consist of ~~banners~~, posters, pennants, ribbons, streamers, spinners, balloons, and/or any inflatable devices, search light or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign. *

SECTION 605 ACCESSORY SIGNS REQUIRING A PERMIT

- B. Subdivision Sign - One permanent sign not to exceed 24 square feet, exclusive of decorative walls, fences or base, identifying a subdivision or neighborhood, may be permitted. Such sign shall not exceed 6 feet in height or be located closer than 25 feet to any road right-of-way. One double sided sign shall be permitted at each entrance to a residential development.
- D. Service Station Signs - In addition to the other signs permitted by this section, gasoline filling stations may have not more than one unlighted, double-faced accessory sign per Pump Island. Such sign shall have a maximum area of 5 square feet and shall be permanently attached to the pump island. Allowed signage on canopies is one (1) square foot per one (1) linear foot of canopy not to exceed sixteen (16) square feet.
- I. Wall, Roof and Awning Signs - In addition to the other signs permitted by this section, each business shall be permitted one accessory wall, roof or awning sign provided the following conditions are met:
1. Each business whether free standing or occupying one or more units of a multi-unit structure, shall be permitted one wall sign whose dimensions shall be based on the linear measurement of the amount of the front of the building or unit (s) utilized by the business.

One square foot of sign for each linear foot of this exterior measurement is allowed up to a maximum of 80-sq. ft. per business. For instance, a business utilizing 34 ft. of the linear front of a given structure would be permitted up to a 34-sq. ft. sign regardless of the buildings overall dimensions. Owners, lessors and/or lessees of a multi-unit business structure are urged to, but not required to strive for a degree of consistency in signage. Wall signs shall not project from the face of the wall more than 18 inches and shall not extend above or beyond the building wall.²

Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-of-way.