

**RECORD OF PROCEEDINGS  
MINUTES OF REGULAR MEETING  
NOVEMBER 5<sup>TH</sup>, 2015  
7:00 PM**

The Medina Township Board of Trustees met in regular session at the Medina Township Hall on November 5<sup>th</sup>, 2015, to conduct the business of the Township. Chairman DeMichael called the meeting to order at 7:00 pm with the following Trustees in attendance: Ken DeMichael, Bill Ostmann and Ray Jarrett. Also in attendance were Fiscal Officer Linda DeHoff, Fire Chief Mark Crumley, Police Chief David Arbogast, Road Foreman Denny Miller, Zoning Inspector Elaine Ridgley and the general public.

**Roll Call**

Mr. DeMichael asked for a roll call of all members present. Trustees present were Mr. DeMichael, Mr. Ostmann and Mr. Jarrett.

**Pledge**

Mr. DeMichael led the Pledge of Allegiance to the flag.

**Moment of Silence**

Mr. DeMichael asked for a moment of silence for our military personnel both here and overseas.

**SITE PLANS**

**Applebee's – 4115 Pearl Road – Ground Sign**

Mr. DeMichael motioned to accept the recommendation of the Zoning Commission and deny the request from Medina Realty Holdings, LLC (Applebee's) for the ground sign to be located five (5) feet from the road right of way as it doesn't comply with Medina Township Zoning setback requirements. Mr. Ostmann seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Ostmann and Mr. Jarrett.

**Vast Nail & Spa - 3587 Reserve Commons Drive - Site**

Mr. DeMichael motioned to accept the recommendation of the Zoning Commission and approve the change of use for Vast Nail & Spa located at 3587 Reserve Commons Drive as presented. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann.

**OTHER BUSINESS**

**Oath of Office for Firefighters Matt Hansel and Nick Piszczek**

Mr. Jarrett administered the oath of office to Firefighters Matthew Hansel and Nicholas Piszczek. Chief Crumley said Nick did his fire training at Tri C and is now in the paramedic program. Matt did his training at Tri C also.

**Approval of Accounts Payable**

Mr. DeMichael motioned to approve accounts payable check #26731 through #26763, total amount, \$81,360.91. Mr. Ostmann seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Ostmann and Mr. Jarrett.

**Approval of Payroll**

Mr. DeMichael motioned to approve payroll check #20854 through check #20908. The total amount is \$45,396.28 with \$6,930.98 being deferred. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann.

**Approval of Minutes**

Mr. DeMichael tabled the approval of minutes.

TM11/5/15

## **OLD BUSINESS**

### **Dog Barking Resolution**

Chief Arbogast said there is clarification needed of the word "reasonable" as it is written. Part of the issue is what is reasonable with the commercial zone and what is reasonable if you live out in the country. Right now there is no designation difference. Chief Arbogast is working with the Prosecutors Office to get this word clarification.

### **Field Naming Rights for Blakslee Ballfields**

Mr. DeMichael tabled the field naming rights for Blakslee ballfields.

### **Route 18 Islands**

Mr. Ostmann asked if we received any correspondence from Montville or Medina City and was told no. Mr. DeMichael tabled the Route 18 islands.

## **OTHER BUSINESS**

### **Department Reports**

Mr. DeMichael tabled department reports.

### **Office for Older Adults Report**

Mrs. Gardner said on November 13, Rebecca Rach from Brunswick Police will speak and the topic is "Seniors, Don't be a Victim". On November 18, Shawn Parker will talk about Medicare open enrollment and how the Office for Older Adults can help you. Home Instead will be delivering complete turkey meals for the people who sign up. Call 330- 334-4664 if you need a meal or would like to volunteer.

## **PURCHASE ORDERS AND TRAINING REQUESTS**

### **Canon Financial and DPS – Copier- Admin**

This is a replacement Purchase Order for the admin copier. The copier we were supposed to receive was discontinued and we were given another copier at state pricing. The representative said a purchase order for Canon Financial and Digital Print Solutions was asked for. Mr. DeMichael motioned to approve a purchase order requisition for our admin department. The vendor is Canon Financial, total amount is \$1,620.96, this is a one (1) year lease for a Canon copier. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann.

### **Digital Print Solutions – Copier - Admin**

Mr. DeMichael motioned to approve a purchase order requisition for our admin department. Vendor information is Digital Print Solutions. This is for a one (1) year lease of Canon copier, zero dollars. Mr. Ostmann seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Ostmann and Mr. Jarrett.

### **General Maintenance Service – Service Department – Truck Maintenance**

Mr. DeMichael motioned to approve a purchase order requisition for our service department. Vendor is General Maintenance Service Corporation. Total amount is \$2,000.00. This is for additional money needed for our yearly maintenance on truck # 2, 11, 12 and 15. Mr. Jarrett seconded the motion. Mr. Jarrett asked what type of maintenance and Mr. Miller said regular maintenance that is done before winter. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann.

### **Goodyear Commercial Tire - Service Department**

Mr. DeMichael motioned to approve a purchase order requisition for our service department. Vendor is Goodyear Commercial Tire, total amount, \$757.26, for four (4) tires for the F250. Mr. Ostmann seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Ostmann and Mr. Jarrett.

## **DEPARTMENT COMMENTS**

### **Police Department**

Chief Arbogast said because of neighborhood involvement and social media the woman who struck the bicyclist turned herself in. The video that you saw was taken by the surveillance camera of a resident. Chief Arbogast will be serving a free pancake breakfast at Yours Truly on Thanksgiving morning from 7am to 9 am. Breakfast will be served from, 9 am to 11 am. They are just asking for donations and the proceeds will benefit Hospice of Medina.

### **Newsletter**

Mrs. Shoemaker told the Trustees the revisions have been made to the newsletter. She will e-mail it to them for their review and to make any corrections.

### **Last Pay for 2015**

Mrs. DeHoff said we will have three (3) pays in December which will create 27 pays for 2015. Paychex and OPERS need to know if we are putting the last pay period on December 31 to have 27 pays or use the actual pay date of January 1<sup>st</sup> which would leave us at 26 pays for 2015. Mr. Jarrett asked how that was going to affect the budget with 27 pays in 2015. Mrs. DeHoff said it might be really close in some departments but at that time she will be able to move monies. The other option is, it will go into 2016's pay and we just stay with 26 pays for 2015. Mr. Jarrett said the last pay meeting is New Year's Eve. Mrs. DeHoff said we also have to have an organizational meeting on January 4, 2016. The Trustees will cancel the December 31, 2015, meeting and they will have the Organizational meeting January 4, 2016, at 7:00 pm.

## **NEW BUSINESS**

### **Disposal of Outdated Dell printer and Outdated Tape Recorder**

Mr. Ostmann motioned to dispose of the outdate Dell 1710 printer and the old tape recorder because they are no longer necessary for the public good. Mr. DeMichael seconded the motion. Voting aye thereon: Mr. Ostmann, Mr. DeMichael and Mr. Jarrett.

### **Auction Items for Departments**

Mr. DeMichael said there is a Sealmaster machine, fencing, wheels for a plow, salt spreader and garage door openers. Mr. DeMichael motioned to allow Denny to put these items up for auction. Mr. Jarrett seconded the motion. Mr. Jarrett asked when the auction would be and Mr. Miller said he is putting it on Gov.Deals. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann.

### **Set public Hearing Date for the Zoning Text Amendments**

Mr. Ostmann motioned that we hold our public hearing for the recommended zoning text amendments which are as follows and we will do the public hearing on December 3<sup>rd</sup> at 6:45 pm.

1. Article II – Definitions - Patio/Courtyard to include fire pits and outdoor kitchens.
2. Section 404.4 Supplemental Regulations - D. Change of ownership, change of use to require new site plan submission.
3. Section 603 General Requirements - E. Remove the word "banner"
4. Section 605 Accessory Signs Requiring a Permit - B. Add language "One double sided sign shall be permitted at each entrance to a residential development."
5. Section 605 Accessory Signs Requiring a Permit - D. - Add language "Allowed signage on canopies is one (1) square foot per one (1) linear foot of canopy, not to exceed sixteen (16) square feet."
6. Section 605 Accessory Signs Requiring a Permit - I. - Add language "Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-of-way."

Mr. DeMichael seconded the motion. Voting aye thereon: Mr. Ostmann, Mr. DeMichael and Mr. Jarrett.

**NEW BUSINESS CON'T**

**Authorization for Fiscal Officer to Prepare Accounts Payable Checks for November 19<sup>th</sup>, 2015, Meeting**

Mr. DeMichael motioned to authorize the Fiscal Officer to prepare accounts payable checks for the regular meeting dated November 19<sup>th</sup>, 2015, because Trustees Jarrett and DeMichael are unable to attend the meeting. There will be no meeting for that date. Trustees will then approve the checks by vote at the December 3rd, 2015, Trustees meeting. Mr. Ostmann seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Ostmann and Mr. Jarrett.

**Authorization for Fiscal Officer to Prepare Payroll Checks for November 19<sup>th</sup>, 2015, Meeting**

Mr. DeMichael motioned to authorize the Fiscal Officer to prepare payroll for the pay dated November 6<sup>th</sup>, 2015, and to allow those funds to be direct deposited as usual to Township employees. Trustees will not have a regular meeting on November 19<sup>th</sup>, 2015, however the Trustees will approve the payroll at the next regularly scheduled meeting which is December 3<sup>rd</sup>, 2015. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann.

**Zoning Board Alternate**

Mr. Ostmann said we need to advertise for an alternate for the Zoning Commission. Mr. Jarrett and Mr. DeMichael agreed. Application deadline will be December 3, 2015, at 4pm.

**REPORT**

**Weymouth Preservation Society Report**

Mrs. McKiernan reported that there will be a Tea fundraiser in December. She said the cheapest insurance is \$575.00 per month so she will keep looking. The Halloween party was fun. Mr. Jarrett said isn't the amount for the insurance per year. Mrs. McKiernan said yes it was per year and they can handle that amount.

**Executive Session to Consider Sale of Property**

Mr. DeMichael tabled the Executive Session to consider the sale of property because Mr. Ostmann has no new information.

**PUBLIC COMMENT**

Mr. DeMichael motioned to open the floor for public comment. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann.

Jimmy Traynor (4004 Remsen Road) thanked all the residents for their support in his campaign for Trustee. He said it was a great learning experience and he was glad to be part of the process. He congratulated Mr. DeMichael on his re-election and wished him the very best for the next four years. Mr. DeMichael thanked him.

Don Kessler (5126 Baker Road) asked the name of the person who hit the bicyclist. Chief Arbogast said the name will not be revealed until she is formally charged.

Laurie Shoemaker, Special Events Coordinator, said the website has been re-formatted and should be going live next week. If anyone has any suggestions please inform her or Celia. Shop-with-a Cop is December 12 and tickets are available.

Sally Gardner (3333 Foskett Road) thanked Trustee DeMichael for all his accomplishments in the last four years and for helping the Police and Fire Chiefs on the dispatch system. She will be interested in what Mr. DeMichael finds for new technology for the Road Department. She wondered how a new Fire Station was going to be funded.

Mr. DeMichael motioned to close the floor for public comment. Mr. Ostmann seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Ostmann and Mr. Jarrett.

**Executive Session for Hiring Personnel**

Mr. DeMichael motioned to go into Executive Session for hiring personnel with the three (3) Trustees. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann. The Board entered into Executive Session at 7:48 pm. Mr. DeMichael motioned to come back from Executive Session where we were discussing hiring personnel with the three (3) Trustees. No decisions were made. Mr. Ostmann seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Ostmann and Mr. Jarrett. The Board reconvened at 8:03 pm.

**Hiring of Kris Herbst – Assistant Township Secretary**

Mr. DeMichael motioned that we hire Kris Herbst effective November 16, 2015. Mrs. DeHoff said it is easier to start her on a payroll week but they want her to attend the meeting November 9 at 7:30. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann. Mr. Jarrett will contact Mrs. Herbst.

**Executive Session to Discuss Employee Discipline**

Mr. DeMichael motioned to go into Executive Session to discuss employee discipline with the three (3) Trustees, the Police Chief, Rod and residents of Foote Road. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Jarrett and Mr. Ostmann. The Board entered into Executive Session at 8:05 pm. The Board reconvened from Executive Session at 9:31 pm where they were discussing possible employee discipline. No decisions were made in that meeting. We were with the three (3) Trustees, Police Chief and residents from Foote Road.

**Executive Session for the Purpose of Labor Negotiations**

Mr. DeMichael motioned to go into Executive Session for the purpose of labor negotiations with the three Trustees (3), Police Chief and Fiscal Officer. The Board entered into Executive session at 9:31 pm. Mr. DeMichael said they are back from Executive Session where the three (3) Trustees, Police Chief and Fiscal Officer were speaking about labor negotiations. No decisions were made during that meeting. The time is 10:04 pm.

**Retaining of Clemmons, Nelson and Associates, Inc. for Police Labor Negotiations**

Mr. Ostmann motioned that we retain Clemmons, Nelson and Associates, Inc. to assist Medina Township with the labor negotiations with the Police Department. Mr. Jarrett seconded the motion. Voting aye thereon: Mr. Ostmann, Mr. Jarrett and Mr. DeMichael.

**Food Drive**

Mr. Jarrett told the public that we are having a food drive and the deadline is November 7. The Fire Department will assist in taking the food to Feeding Medina County.

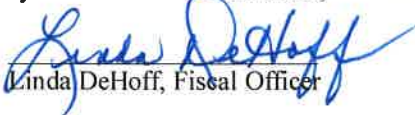
**Recycling Bin Payment and Road Salt Settlement Checks**

Mrs. DeHoff said we have received the \$1,500.00 check for the recycling bins and the \$8,321.06 for the road salt settlement. Mrs. Shoemaker said the bullet proof vest grant money was finally received.

**Architect Interviews**


Mrs. Goe asked if the Architect interviews were going to be in Executive Session because Post reporter Lauren Koketko wanted to know. Mr. DeMichael and Mr. Ostmann said they cannot talk to them in Executive Session.

Mr. DeMichael motioned to adjourn the meeting at 10:07 pm. Mr. Ostmann seconded the motion. Voting aye thereon: Mr. DeMichael, Mr. Ostmann and Mr. Jarrett.

  
Linda DeHoff, Fiscal Officer

  
Ken DeMichael, Chairman

  
Bill Ostmann, Vice-Chairman

  
Ray Jarrett, Trustee



# Medina Township

- Zoning Commission -

November 5, 2015

Medina Township Board of Trustees  
3799 Huffman Road  
Medina, OH 44256

Re: Medina Township Recommended Zoning Text Amendments


On October 20, 2015, The Medina Township Zoning Commission held a public hearing and voted to approve the text amendments as shown in bold/red in attachment 1 of this letter.

1. Article II – Definitions - Patio/Courtyard to include fire pits and outdoor kitchens.
2. Section 404.4 Supplemental Regulations - D. Change of ownership, change of use to require new site plan ~~permission~~ **SUBMISSION**
3. Section 603 General Requirements - E. Remove the word “banner”
4. Section 605 Accessory Signs Requiring a Permit - B. Add language “One double sided sign shall be permitted at each entrance to a residential development.”
5. Section 605 Accessory Signs Requiring a Permit - D. - Add language “Allowed signage on canopies is one (1) square foot per one (1) linear foot of canopy, not to exceed sixteen (16) square feet.”
6. Section 605 Accessory Signs Requiring a Permit - I. - Add language “Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-of-way.”

The rest of the wording is to remain as is.

Please note this certification of the Zoning Commission and proceed with your public hearing accordingly.

Respectfully,

  
Laurie Shoemaker, Zoning Secretary

Cc: Alliss Strogan, Zoning Commission Chairman  
Celia Goe, Township Secretary  
Elaine Ridgley, Zoning Inspector  
File

Attachment 1 – Zoning Book Recommended Text Amendments

Attachment 2 – Explanation of text changes

Attachment 3 – CPC Recommendations



# Medina Township

- Zoning Commission -

## Attachment 1

### Zoning Book Recommended Text Amendments

#### Definitions

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

#### 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.<sup>2</sup> Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-of-way.

Definitions - add "fire pits and outdoor kitchens" to the definition of Patio/Courtyard.

Section 404.4 Supplemental Regulations - add "D. Change of ownership, change of use to require new site plan submission."



# Medina Township

## - Zoning Commission -

Section 603 – General Requirements. - *remove the word “banners”*

Section 605- B - Accessory Signs Requiring a Permit - *add “One double sided sign shall be permitted at each entrance to a residential development”*

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

Section 605-I-1. - *add “Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-of-way.”*

*(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)*



## ATTACHMENT 2

Chairperson Strogin stated, for the record, the Gazette did get the ad in the paper correctly this time and asked Ms. Shoemaker to put it in the file. Chair Strogin explained they are proposing to make text amendments to the current zoning text.

1. Modify the existing definition of Patio/Courtyard to include fire pits and outdoor kitchens.
2. Add new subsection D. to Section 404.4 to require new site plan review with changes in ownership or use.
3. Delete the word “banners” from Section 603 (E).
4. Add language to Section 605 Accessory Signs Requiring a Permit B. Add language “One double sided sign shall be permitted at each entrance to a residential development.”
5. Add language to Section 605 Accessory Signs Requiring a Permit D. Add language “Allowed signage on canopies is one (1) square foot per one (1) linear foot of canopy, not to exceed sixteen (16) square feet.
6. Add a language to permit buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-or-way.

Chair Strogin wanted to clarify reasons for the changes:

The reason for adding “fire pits and outdoor kitchens” to the definition of Patio/Courtyard. She said some of these fire pits and outdoor kitchens are huge, they are solid structures, and the board needs to know where they are going and that they are within the right guidelines.

Section 404.4 Supplemental Regulations - The board would like to add D. “Change of ownership, change of use to require new site plan permission.” Chair Strogin explained this has been on the application guidelines and has been there for the last 30 odd years. Someone mentioned that this should be in the zoning text so it doesn’t get missed.

Article 6, Sign Regulations, Section 603 General Requirements E. Movement – Chair Strogin explained that the word “banners” was left in the text by mistake years ago. The entire section stays the same except for the elimination of the word “banners”.

Section 605 Accessory Signs Requiring a Permit B. Subdivision Signs –Add “One double sided sign shall be permitted at each entrance to a residential development.” Chair Strogin explained the reason for adding that language is that any subdivision that has over 50 units requires a second means of ingress and egress. The board has been allowing only one sign which forces the developer to go to the board of appeals for a second sign. They have been

fairly successful in receiving the variance so it might as well be added to the zoning text to save the developer having to ask for a variance for a second subdivision sign.

Section 605 Accessory Signs Requiring a Permit - B. Service Station Signs –Add “Allowed signage on canopies is one (1) square foot per one (1) linear foot of canopy, not to exceed sixteen (16) square feet.” Chair Stogin explained the reason for adding this language is because there was never a size limit or signage on canopies. The last few gas stations that have gone in have wanted signage on the canopies. It was decided to address this issue in the zoning text.

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Section 605 Accessory Signs Requiring a Permit - I. Wall, Roof and Awning Signs – Add “Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-or-way.” Chair Stogin explained that this was in the zoning text for many years but she and the board got talked into taking that out and allowing for only one sign on the building. This led everyone on a corner lot to go to the Board of Appeals for a variance. The zoning commission board to add this back into the zoning book to make it easier for business owners.

Chair Stogin explained those are the text the board plans to add/change/delete, and asked the audience or the board if anyone had any questions. Nobody responded. The board agreed to vote on the text changes all at once.



## MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

124 West Washington Street • Suite B-4 • Medina, Ohio 44256

**Medina:** 330-722-9219 • **Brunswick:** 330-225-7100 • **Wadsworth:** 330-336-6657

**Fax:** 330-764-8456 • **Website:** [planning.co.medina.oh.us](http://planning.co.medina.oh.us)

3 September 2015

Laurie Shoemaker,  
Zoning Secretary  
Medina Township Zoning Commission  
3799 Huffman Road  
Medina, OH 44273

RE: Medina Township Zoning Text Amendment, Application # 075-2015 TA, *Definitions, Sections, 404.4, 603, and 605*

Dear Medina Township Zoning Commission Members:

Pursuant to the Ohio Revised Code, Section 519.12, the Medina County Planning Commission, at its regular meeting of **September 2, 2015**, acted on your requested review of the above captioned zoning text amendment. The Medina County Planning Commission recommended *approval with modifications*. The staff report for the amendment is attached.

As per the Ohio Revised Code, please advise our office and the County Recorder's Office of the official action on this change so that we may keep our files current.

Should you have any questions, please do not hesitate to contact our office.

Best Regards,

A handwritten signature in black ink that reads "Robert Henwood".

Robert Henwood, AICP  
Planning Director

cc: Medina Township Zoning Commission  
Medina Township Zoning Inspector Medina Township Clerk  
Medina Township Trustees  
Michael Lyons, Assistant County Prosecutor  
Andy Conrad, Highway Engineers Office  
File



## Zoning Text Amendment

Medina Township

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**Meeting:** September 2, 2015  
**Applicant:** Medina Township Zoning Commission  
**Hearing:** To be determined  
**Amendments:** Proposed amendments to the Medina Township Zoning Resolution include Article II, Definitions "patio/courtyard", § 404.4 Supplemental Regulations, §§ 603 and 605 Signs.  
**Reviewer:** Rob Henwood

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**Proposed Amendments:** (New text is underlined, deleted text is ~~struck through~~ and Staff Comments are in *italics*). This amendment proposed by the Medina Township Zoning Commission intends to amend the Medina Township Zoning Resolution as follows:

1. Modify the existing definition of Patio/Courtyard to include fire pits and outdoor kitchens.
2. Add new subsection D. to Section 404.4 to require new site plan review with changes in ownership or use.
3. Delete the word "banners" from Section 603(E).
4. Add a language to permit a double sided sign at the entrance of subdivision.

**1. ARTICLE II DEFINITIONS**

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

**2. SECTION 404.4 SUPPLEMENTAL REGULATIONS**

D. Change of ownership, change of use to require new site plan submission. *Change of ownership does not warrant a submission of a new site plan. Townships regulate land use not ownership.*

**3. ARTICLE VI SIGN REGULATIONS**

**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...

**4. 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. Previous text does not utilize digits and words when stating numerical values. Either method should be utilized consistently.

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.... Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right -of-way. Same comment as above regarding numerical values.

**Staff Recommendation:** Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to Article II, Definitions “patio/courtyard”, § 404.4 Supplemental Regulations, §§ 603 and 605 Signs subject to Staff Comments.