

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/REGULAR MEETING
JANUARY 19, 2016**

Acting Chairperson Alliss Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Overmyer, Traynor, Borrer and Strogin were in attendance. Alternate Commission member Chuck Johnson sat in for a full Board.

ORGANIZATIONAL MEETING

Election of Officers

Secretary Ferencz called for nominations for Chairperson.

Mr. Traynor made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2016. It was second by Mr. Overmyer. The nominations were closed.

ROLL CALL- Traynor-yes, Overmyer-yes, Borrer, Johnson-yes, Strogin-yes.

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

Mr. Traynor made a motion to nominate Mr. Overmyer as Vice Chairperson of the Zoning Commission for the calendar year 2016. It was second by Mr. Borrer. The nominations were closed.

ROLL CALL- Traynor-yes, Borrer-yes, Johnson-yes, Overmyer-yes, Strogin-yes.

Set hearing dates/Confirm hearing posting

The Commission stated they would continue to meet on the 3rd Tuesday of the month at 7:00. Posting of the meeting would be placed on the Town Hall marquee, website and The Gazette accordingly.

The organizational meeting was closed at 7:09 p.m.

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:09 p.m. Permanent Board members Overmyer, Traynor, Borrer and Strogin were in attendance. Alternate Commission member Chuck Johnson sat in for a full Board.

Chair Strogin stated the Commission did not receive their December 2015 meeting minutes in the packets. She asked the new secretary if she would please transcribe the Zoning Commission's December 2015 meeting. Secretary Ferencz stated she would if the recording was available.

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Chair Strogin stated for the record, that the Zoning Commission was a recommending board only, and that all site plans before the Commission this evening would need to obtain final approval from the Board of Trustees. The next meeting of the Trustees will take place on February 11, 2016 at 7:00 p.m.

Blakeslee Park-3718 Weymouth Rd.

Mr. Denny Miller, Medina Township Service Dept. foreman, represented Blakeslee Park located at Fenn and Rt. 3. Mr. Miller stated that site plan was for the addition of bathrooms and a concession stand. There would be a total of three bathrooms built i.e. 1-women's 1-mens and a family bathroom. The portable toilets would be removed. Mr. Miller added the site has county sewer and water available. Chair Strogin asked about landscaping. Mr. Miller stated there were no plans to do so. Chair Strogin asked that some plantings be added. Mr. Miller stated that could be accommodated.

Mr. Borrer made a motion to approve the new construction at Blakeslee Park located at 3718 Weymouth Rd. to consist of 3-restrooms and a concession stand as presented. It was seconded by Mr. Traynor.

ROLL CALL-Borrer-yes, Traynor-yes, Overmyer-yes, Johnson-yes, Strogin-yes.

Summa Health Center (24 Hr. Emergency) 3780 Medina Rd.

Ms. Molly Menton represented Summa Health Center. She stated that she was present this evening because Summa would like a bigger ground sign. The reason is that the placement of the building sits so far back off Rt. 18 that one cannot see it from the road. and there is an emergency room. Ms. Menton stated they have often heard from families that they did not see the ground sign until they had driven past it or they missed it all together. Summa has an emergency room and often those on route to the facility are anxious enough having to take a loved one or even themselves to the facility and miss where to turn. As a result Summa would like to make the sign a little bit wider and taller.

Chair Strogin stated with the stop light right there, it should make it pretty obvious where to turn to get to the building. Ms. Menton responded if the light was red it was probably ok but if it's green it seems patients miss it all together and added she has even missed the entrance herself. Ms. Menton continued that there is only a small area where the sign could be moved because of the reservoir so that really isn't an option. Therefore, they were looking to make the sign bigger.

Chair Strogin stated when the site plan was originally presented for the building it was quite a challenge because of the terrain. However it is right by the light so it really is hard to miss the entrance. The request is to change to existing sign from 32 sq. ft. and 10 ft. in height to 38 sq. ft. and 12 ft. in height.

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Chair Strogin stated that the Zoning Commission could not recommend approval of the sign as it does not meet the zoning requirements of the code. Ms. Menton responded she is on the agenda for tomorrow evenings Board of Zoning Appeals Meeting.

Mr. Johnson asked if the new sign would be internally lite? Ms. Menton stated yes. She reiterated that patients are often in crisis mode when coming to the emergency room. Also many of their patients are elderly and there is a concern for them being able to find the building and make their medical appointments.

Mr. Overmyer made a motion to deny request for a 38 sq. ft. ground sign 12 ft. in height for Summa Health Center located at 3780 as it does not meet the zoning regulations of Section 605 H.-Ground Signs. It was seconded by Mr. Johnson.

ROLL CALL-Overmyer-yes, Johnson-yes, Traynor-yes, Borrer-yes, Strogin-yes.

Riverside Center -3825 Pearl Rd.

Mr. James Briola from Northcoast Sign and Lighting represented Riverside Center signage request. Mr. Briola stated ODOT was widening Rt. 42 and therefore would be taking some of the shopping complex's right of way. As a result the old sign would be removed and a new sign erected in the new right of way. The existing light pole will be removed.

Chair Strogin stated that landscaping needed to be incorporated around the sign. Mr. Briola stated they would comply with that requirement.

Mr. Traynor made a motion to approve a new identification sign for Riverside Center located at 3693-3721 Pearl Rd. not to exceed 64 sq. ft. and 15'-6" in height as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Traynor-yes, Overmyer-yes, Borrer-yes, Johnson-yes, Strogin-yes.

Valley Storage-5010 Gateway Dr.

Mr. Dan Beeman from Wagner Electric Sign represented Valley Storage. Gateway Self-storage would be changing ownership and would now be known as Valley Storage. Gateway would just be part of the management of records storage and would have an office in the lower level of the building.

Mr. Johnson made a motion to approve the change of use/ownership for Valley Storage to be located at 5010 Gateway Dr. as presented. It was seconded by Mr. Borrer.

ROLL CALL-Johnson-yes, Borrer-yes, Traynor-yes, Overmyer-abstain (does business with Valley Storage) Strogin-yes.

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Mr. Beeman stated his second request was for signage. It would just be a re-facing of the existing ground sign to reflect the new name. Chair Strogin stated that landscaping would need to be incorporated with the ground sign. Mr. Beeman stated they would comply with that request.

Mr. Borrer made a motion to approve the re-facing of the existing ground sign for Valley Storage located at 5010 Gateway Dr. Sign to consist of 30 sq. ft. in overall size and 10' in height. It was seconded by Mr. Johnson.

ROLL CALL-Borrer-yes, Johnson-yes, Overmyer-abstain (does business with Valley Storage), Traynor-yes, Strogin-yes.

Mr. Beeman stated his last request was for a re-facing of the existing high rise sign. The sign would reflect the new business name and logo. There would be no change in the size or height of the sign.

Mr. Johnson made a motion to approve the face change of the existing high-rise sign for Valley Storage to be located at 5010 Gateway Dr. not to exceed 96 sq. ft. as presented. It was seconded by Mr. Traynor.

ROLL CALL-Johnson-yes, Traynor-yes, Overmyer-abstain (does business with Valley Storage), Borrer-yes, Strogin-yes.

Having no further business before the Board, the meeting was officially adjourned at 7:40 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson