

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
August 16, 2016**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Overmyer, Apana, Borrer, and Strogin were in attendance. Permanent Board member Traynor was absent. Alternate Board member Richard Marco Sr. sat for a full Board. Alternate Board member Chuck Johnson was also in attendance. Mr. Borrer stated he would not be present at the September Commission meeting. An alternate would have to sit in for a full board.

Mr. Apana made a motion to approve the July 18, 2016 meeting minutes as written. It was seconded by Mr. Borrer.

ROLL CALL-Overmyer-yes, Borrer-yes, Apana-yes, Strogin-yes, Marco Sr.-abstain (not sitting on the Board for the meeting).

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 August 25, 2016 at 7:00 p.m.

SPD Electronics-4937 Grande Shops Ave.

This agenda item was tabled from November of last year. Mr. Dave Sterrett from Medina Signs represented SPD Electronics. This business would occupy the former Radio Shack location.

Mr. Borrer made a motion approve the change of use for SPD Electronics to be located at 4937 Grande Shops Ave. as presented. It was seconded by Mr. Apana.

ROLL CALL-Borrer-yes, Apana-yes, Overmyer-yes Marco Sr.-yes, Strogin-yes.

Mr. Sterrett stated he was also present this evening to represent SPD Electronics signage request. He stated the request was for a 12.6 sq. ft. panel sign to be placed on the existing identification sign.

Mr. Borrer made a motion to approve a tenant panel sign to be placed on the existing ID sign for SDP Electronics located at 4937 Grande Shops Ave. not to exceed 12.6 sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Borrer-yes, Overmyer-yes, Marco Sr.-yes, Apana-yes, Strogin-yes.

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Stewart Title-4015 Medina Rd. Suite 70

Mr. Dave Sterrett from Medina Signs represented Washington Properties. He stated that Stewart Title wanted to locate in Western Reserve Office Park.

Mr. Borrer made a motion to approve the change of use for Stewart Title to be located at 4015 Medina Rd. Suite 70 as presented. It was seconded by Mr. Apana.

ROLL CALL-Borrer-yes, Apana-yes, Marco Sr.-yes, Overmyer-yes, Strogin-yes.

Mr. Sterrett from Medina Signs stated he was also present to request signage for Stewart Title. The first request was for a 6.48 sq. ft. wall sign.

Chair Strogin stated Western Reserve Office Park was granted a variance for signage on the porticos not to exceed 13 sq. ft.

Mr. Apana made a motion to approve a 6.48 sq. ft. wall sign to be placed on the portico for Stewart Title located at 4015 Medina Rd. Suite 70 as presented. It was seconded by Mr. Borrer.

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

Mr. Sterrett stated the second signage request was for a 1.33 sq. ft. tenant panel to be placed on the existing identification sign.

Mr. Apana made a motion to approve a tenant panel to be placed on the existing identification sign for Stewart Title located at 4015 Medina Rd. Suite 70 not to exceed 1.33 sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Apana-yes, Overmyer-yes, Marco Sr.-yes, Borrer-yes, Strogin-yes.

Young Scholars-3848 Medina Rd.

Mr. Tyler Swan represented his mother Sharon Swan the operator of Young Scholars. He stated he was before the Commission to request a tenant panel to be placed on the existing identification sign for Russell Park.

Mr. Borrer made a motion to approve a tenant panel to be placed on the existing identification sign for Young Scholars located at 3848 Medina Rd. not to exceed 15 sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Borrer-yes, Overmyer-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Yokohama for North Gateway Tire Co.-4001 Pearl Rd.

Ms. Amy Noble from Ellet Sign Company represented Yokohama. She stated the request was just for a face change of the sign. The sign currently reads Toyo Tires and would now read Yokohama. There is no change in the size or location of the sign.

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Mr. Overmyer made a motion to approve the face change on the existing wall sign for Yokohama located at 4001 Pearl Rd. (North Gateway Tire Co.) not to exceed 24 sq. ft. as presented. It was seconded by Mr. Borrer.

ROLL CALL-Overmyer-yes, Borrer-yes, Apana-yes, Marco Dr.-yes, Strogin-yes.

Don Basch Jewelers-3875 Pearl Rd.

Mr. Don Basch represented Don Basch Jewelers. Chair Strogin stated Mr. Basch was moving some items onto the other parcel he owns so therefore he submitted a change of use.

Mr. Apana made a motion to approve the change of use for Don Basch Jewelers located at 3875 Medina Rd. as presented. It was seconded by Mr. Marco Sr.

ROLL CALL-Apana-yes, Marco Sr.-yes, Borrer-yes, Overmyer-yes, Strogin-yes.

The second request was for a new ground sign. Chair Strogin stated that ODOT is in the process of improving Rt. 42. However those older businesses that are close to the road right of way are negatively affected as a result. ODOT has taken 17 ft. of the road right of way from Don Basch Jewelers. The new right of way basically comes up to the gutters of Don Basch Jewelers. The ground sign originally was in the middle of the building and it can't be there anymore because it would be in the new road right of way.

Mr. Basch stated the existing sign was protecting the building from the snow. Now with the improvement of Rt. 42; ODOT would now be pushing two lanes of snow against his building instead of one with this improvement. ODOT has left the base of the sign. Mr. Basch added there are also two utility poles that also block the view of the sign. Mr. Basch stated he was going to take out the existing bushes as well for more visibility. Mr. Basch stated his main concern is visibility in that area has a traffic count of 12,000 vehicles a day. Many placement locations were discussed including putting up a wall sign but none were a satisfactory solution for them.

Mr. Basch stated the new proposed ground base would be 18 inches from the road right of way and the landscaping about 6 inches away. He added to meet the current code of 10 ft. from the road right of way would place the sign behind the building. The base would be raised 24 inches and the sign would be behind the wall; as we are going to use the wall to protect the base of the sign.

Chair Strogin stated this is a case where the property owner was not the cause of his own hardship but the actions of ODOT would require him to seek a variance to be able to have a ground sign.

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Chair Strogin stated the building is also pre-existing non-conforming and a variance should be asked for the building setback as well when Mr. Basch fills out an application for the Board of Zoning Appeals.

Chair Strogin stated the Commission had to deny the ground sign because it cannot meet the zoning code requirements for setbacks and landscaping. Mr. Basch stated he understood, and it was his intention to ask for variances before the Board of Zoning Appeals.

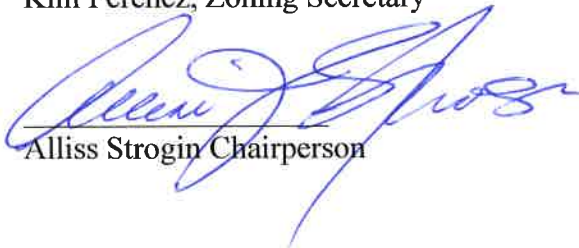
Mr. Marco Sr. made a motion to deny the ground signage request because it does not meet the setback and landscaping requirements for a ground sign per Section 605 H. of the Medina Township Zoning Resolution. It was seconded by Mr. Borrer.

ROLL CALL-Marco Sr.-yes, Borrer-yes, Apana-yes, Overmyer-yes, Strogin-yes.

Having no further business before the Board, the meeting was officially adjourned at 7:50 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



Alliss Strogin Chairperson