

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
September 20, 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, Traynor, and Strogin were in attendance. Permanent Board member Borrer was absent. Alternate Board member Richard Marco Sr. sat for a full Board. Alternate Board member Chuck Johnson was absent.

Mr. Apana made a motion to approve the August 16, 2016 meeting minutes as written. It was seconded by Mr. Overmyer.

ROLL CALL-Apana-yes, Overmyer-yes, Traynor-abstain. Not in attendance at the meeting, Marco Sr.-yes, Strogin-yes.

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 October 6, 2016 at 7:00 p.m.

**Reddy Family Dentistry-3617 Reserve Commons Dr.**

Mr. Bill Savel from BCI represented Reddy Family Dentistry. This business would be going into Reserve Commons:

Mr. Overmyer made a motion to approve the change of use for Reddy Family Dentistry to be located at 3617 Reserve Commons Dr.as presented. It was seconded by Mr. Traynor. ROLL CALL--Overmyer-yes Traynor-yes, Apana-yes, Marco Sr.-yes, Strogin-yes. There was no signage approved at this time.

Mr. Savel stated since this was just a change of use why did they have to wait until October 6, 2016 to get approval? He stated he had health department and building department approval and did not see why Dr. Reddy had to wait until the Trustees give approval as he waited 5 weeks to get on this agenda this evening.

Chair Strogin stated the Commission meets every 3<sup>rd</sup> Tuesday of the month. Any business that wants to locate in the Township needs to look at the meeting schedule and deadlines and plan accordingly. The Trustees have final approval and their meeting is not until October 6, 2016. Chair Strogin added if Mr. Savel wanted to do things internally to work on the dentist office she did not see any issue with that; but there is a very minimal risk that the Trustees would deny the change of use.

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Mr. Savel asked, there were already multiple dentist and doctors in that building and there was no way around that? Chair Strogin stated the Commission could not make exceptions or it would have to do it for everybody.

**Weymouth Crossings-corner of Huffman and Crimson Harvest Lane**

Mr. Keith Mitchell from Ryan Homes represented Weymouth Crossings. He stated they were before the Commission requesting approval of entrance signage off of Huffman Rd. In Phase 2 there would be an entrance off of Weymouth Rd.

Mr. Mitchell stated the problem with the sign is the setbacks. Due to a storm water easement that runs along the edge of lot one as well as some new electrical poles First Energy is requesting to putting in. He added that most of the traffic coming in to this entry will be coming from the north so they wanted the wall on the north side. He added they could not put any walls for the entrance on the storm water easement therefore they needed to pull the sign closer to Huffman Rd. The sight lines would still be maintained. Mr. Mitchell concluded he knew the Commission could not approve the sign and was filed to be on the Board of Zoning Appeals tomorrow evening.

Chair Strogin stated the Commission could not approve the subdivision sign as it does not meet the requirements of the Zoning Resolution so it would have to be denied.

Mr. Apana made a motion to deny the ground sign request for Weymouth Crossing as it does not meet the requirements of Section 605 B. Ground Signs-setback of 25 ft. per the Medina Township Zoning Resolution. It was seconded by Mr. Traynor.  
ROLL CALL-Apana-yes, Traynor-yes, Marco Sr.-yes, Overmyer-yes, Strogin-yes.

**Valley Storage-5010 Gateway Dr.**

Commission member Mr. Overmyer stated he would recuse himself from this agenda item as he does business with Valley Storage.

Mr. Anthony Cerny from Architectural Design Studios represented Valley Storage. Attached was a letter from Architectural Design Studios dated September 8, 2016 which read, Dear Board Members:

We are requesting Zoning Commission approval for the construction of a new building for Valley Storage. The proposed self-storage building will align with the existing building on Gateway Drive and have matching exterior finishes. The new structures will be three levels with lower level and Gateway Drive level storage unit access. Two stairways and an elevator lobby will service interior units.

The site which currently has multiple storage buildings and parking will maintain existing circulation. Vehicle entry will continue to be through the existing central main gate. New drives around the proposed building provide storage unit access and a turn around. The drives have space for parallel parking and unloading associated with storage units. Three

new parking spaces are adjacent to the lower level entry with an elevator lobby. The new drive parallel to Gateway Drive has a gate which will typically remain locked, but is available for larger vehicle use. The Gateway Drive yard will be landscaped with trees and shrubs. It will also include a detention basin. Building mounted LED wall pack fixtures will illuminate the new drives.

The second building on Gateway Driveway was originally proposed as a phase II at the time of the construction of the existing Gateway Drive building. The phase II Building B structure was approved with variance. We have reviewed the status of the existing variances with Elaine Ridgely. She confirmed that the previous phase II variance approvals still apply to the proposed new building.

We appreciate your consideration in this matter and look forward to favorable review so this project may proceed in a timely manner.

Mr. Cerny stated the whole complex is now Valley Storage however they have kept the Gateway Storage name for the record storage portion of the business. All the main storage is called Valley Storage. There is now a new owner for the complex and Phase 2 of the site will be all mini storage facilities. There will be 17 main storage spaces facing Gateway Dr. and on the back side would be record storage. It will all be climate controlled.

Chair Strogin stated a variance was granted to Gateway Storage back in 2002 but did not know if it was for the entire complex or a particular building. Looking at the previous variance granted on January 16, 2002. After looking at the minutes from that meeting "Mr. Ray made a motion to approve a 30 ft. front yard setback variance for mini-storage building as indicated in the drawing February 2001 on the condition that PP# 026-06D-35-106 and PP# 026-06D-35-105 are combined into a single parcel."

Chair Strogin asked if the parcels had been combined. Mr. Cerny stated he believed so but that was 14 yrs. ago. Per the tax map it appeared the lots were combined and the variance was for the parcel.

Chair Strogin asked about the landscaping. She stated that Zoning Inspector Ridgely felt the landscaping was a bit scarce and she agreed. Mr. Cerny stated they put the minimum amount of landscaping required but would add more.

Mr. Richard Marco Sr. made a motion to approve the new construction for Valley Storage located at 5010 Gateway Dr. as presented. It was so noted that landscaping would be increased on the east and south side of the property. It was seconded by Mr. Traynor. ROLL CALL-Marco Sr.-yes, Traynor-yes, Apana-yes, Strogin-yes.

**Medina Creative Pet Play-4105 Creative Living Way**

Mr. Dave Sterrett from Medina Signs was not present. Ms. Diane Depasquale-Hagerty from Medina Creative Housing and her architect Mr. Arnold stated they would

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represented Medina Creative Pet Play. She added they would be taking the existing signage that was approved by the Township and moving it to the new building that would now house Medina Creative Pet Play.

The building has 70 ft. of linear frontage. The request was for a 47 sq. ft. sign. Mr. Traynor made a motion to approve a wall sign for Medina Creative Pet Play located at 4105 Creative Living Way not to exceed 47 sq. ft. as presented. It was seconded by Apana.

ROLL CALL-Traynor-yes, Apana-yes, Overmyer-yes, Marco Sr.-yes, Strogina-yes.

**Medina Creative Café-4080 Creative Living Way**

Ms. DePasquale-Hagerty CEO of Medina Creative Housing and architect Mr. Arnold represented Medina Creative Café. She stated that the previous building that housed Medina Creative Pet Play would now be a café. It would serve breakfast and lunch and incorporate the produce grown on site for those meals.

Mr. Traynor made a motion to approve the change of use for Medina Creative Café to be located at 4080 Creative Living Way as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Traynor-yes, Overmyer-yes, Apana-yes, Marco Sr.-yes, Strogina-yes.

Ms. DePasquale-Hagerty CEO of Medina Creative Housing and the architect Mr. Arnold represented Medina Creative Café signage. She stated the request was for a 49 sq. ft. wall sign to be placed on the building. The building has 60 ft. of linear frontage.

Mr. Overmyer made a motion to approve a wall sign for Medina Creative Café located at 4080 Creative Living Way not to exceed 49 sq. ft. as presented. It was seconded by Mr. Traynor.

ROLL CALL-Overmyer-yes, Traynor-yes, Apana-yes, Marco Sr.-yes, Strogina-yes.

Ms. DePasquale-Hagerty CEO of Medina Creative Housing represented Medina Creative Café. She stated the second signage request was for an awning sign. Chair Strogina stated this sign has to be denied as a second sign was not permitted per Section 605 I. Wall, Roof and Awning Signs.

Mr. Marco Sr. made a motion to deny the awning sign for Medina Creative Café located at 4080 Creative Living Way as it does not meet Section 605 I. Wall, Roof and Awning Signs. It was seconded by Mr. Overmyer.

ROLL CALL-Marco Sr.-yes, Overmyer-yes, Apana-yes, Traynor-yes, Strogina-yes.

**Medina County Federal Credit Union-3303 Medina Rd.**

Mr. Thomas Yankovich from Ellet Signs represented Medina County Federal Credit Union. He stated that Medina County Federal Credit Union would be moving from the Russell Realty building to 3303 Medina Rd. in the former 5/3 Bank site.

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Mr. Apana made a motion to approve the change of use for Medina County Federal Credit Union to be located at 3303 Medina Rd. as presented. It was seconded by Mr. Overmyer-yes.

ROLL CALL-Apana-yes, Overmyer-yes, Traynor-yes, Marco Sr.-yes, Strogina-yes.

Mr. Thomas Yankovich from Ellet Signs represented the signage requests for Medina County Federal Credit Union. The first signage request was for a ground sign for Medina County Federal Credit Union. It would just be face changes. The sign would be 23 sq. ft. Chair Strogina suggested putting the address of the building on the sign for safety and emergency purposes. Mr. Yankovich agreed. He added the landscaping would be also be increased especially around the sign but he would make sure the address is visible.

Mr. Traynor made a motion to approve a ground sign for Medina County Federal Credit Union located at 3303 Medina Rd. not to exceed 23.9 sq. ft. as presented. It was so noted that the address of the building would be added to the sign as well as landscape around the sign and site itself. It was seconded by Overmyer-yes.

ROLL CALL-Traynor-yes, Overmyer-yes, Apana-yes, Marco Sr.-yes, Strogina-yes.

The second request was for a 60.76 sq. ft. wall sign. The building has 66 ft. of linear frontage.

Mr. Overmyer made a motion to approve a wall sign for Medina County Federal Credit Union located at 3303 Medina Rd. not to exceed 60.76 sq. ft. as presented. It was seconded by Mr. Marco Sr.

ROLL CALL-Overmyer-yes, Marco Sr.-yes, Apana-yes, Traynor-yes, Strogina-yes.

The last request was for a 3.75 sq. ft. directional sign.

Mr. Traynor made a motion to approve a directional sign for Medina County Federal Credit Union located at 3303 Medina Rd. not to exceed 3.75 sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Traynor-yes, Overmyer-yes, Apana-yes, Marco Sr.-yes, Strogina-yes.

**Edward Jones-4975 Foote Rd. Suite #200**

There was no representation present for Edward Jones.

Mr. Overmyer made a motion to table the signage request for Edward Jones due to lack of representation. It was seconded by Mr. Traynor.

ROLL CALL-Overmyer-yes, Traynor-yes, Apana-yes, Marco Sr.-yes, Strogina-yes.

**V's Accessories and Consignment-3794 Pearl Rd.**

There was no representation present for V's Accessories and Consignment.

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Mr. Traynor made a motion to table the signage request for V's Accessories and Consignment due to lack of representation. It was seconded by Mr. Overmyer.

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

**Misc.**

Secretary Ferencz reminded the Commission members about the APA workshop to be held Nov. 4, 2016. Registration must be completed by September 30, 2016 to get the discounted rate. Members need to contact the Township Secretary before that date.

The Commission also received correspondence from the Medina County Prosecutor's Office dated August 25, 2016 on Township Zoning and Employment Authority and Medical Marijuana. Trustee Jarrett stated the Township Trustees would review and advise as to how they would like to see the Township proceed regarding zoning regulations on this topic.

Having no further business before the Board, the meeting was officially adjourned at 8:20 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson