

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
November 15, 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, Trayor and Strogin were in attendance. Alternate member Richard Marco Sr. was absent and Mr. Chuck Johnson was present.

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

ROLL CALL-Apana-yes, Overmyer-yes, ~~Marco Sr-yes~~, Borrer-yes, Traynor-abstain (not present at the meeting), 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 December 1, 2016 at 7:00 p.m.

SITE PLANS

MDG Flooring America-3812 Pearl Rd.

Mr. James Briola from North Coast Sign and Lighting Services represented MDG Flooring America. The first signage request was for a new face on the existing wall sign to reflect MDG Flooring America-Where Friends Send Friends. The business has 114 ft. of linear frontage.

Mr. Borrer made a motion to approve a new face on the existing wall sign for MDG Flooring located at 3812 Pearl Rd. not to exceed 48 sq. ft. as presented. It was second by Mr. Traynor.

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

The second signage request was an identification sign for Fenn-Pearl Square. Mr. Briola stated the original identification sign was removed by the State due to the road widening of Pearl Rd. The proposal is for a new identification sign to be 60 sq. ft. in size and 1 ft. from the new road right of way of Pearl Rd.

Chair Strogin stated that this request could not be approved as presented but would need to request a variance. Mr. Briola stated he has filed to be on the BZA agenda for tomorrow evening.

Mr. Overmyer made a motion to deny the request for an identification sign for MDG Flooring America located at 3812 Medina Rd. not to exceed 60 sq. ft. as presented as it

does not meet the setback requirements of Section 605 C. Identification Sign setback-20 ft. from road right of way. It was seconded by Mr. Borrer.

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

Marathon-2855 Medina Rd.

Mr. Chip Klinkenberg from Illes Architects represented Marathon. He stated that Marathon wanted to put up a new ground sign to reflect their name, gas prices and any specials or sales going on.

Chair Strogin stated back in 1991, this property was granted a variance for a pole identification sign 27' 3" high (variance of 2'3") and a 114 sq. ft. (39 sq. ft. variance) to replace the three existing signs which are to be removed.

Mr. Klinkenberg responded that was correct. The existing Marathon signage and the gas prices would be replaced and the changeable copy sign would be removed.

Mr. Traynor made a motion to approve a ground sign for Marathon located at 2855 Medina Rd. not to exceed 71.85 sq. ft. It was seconded by Mr. Overmyer.

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

Fresenius Medical Care, N.A.-3995 Medina Rd.

Mr. James Price from Buehrer Group Architecture & Engineering Inc. represented Fresenius Medical Care N.A. He stated this business deals with dialysis.

Mr. Apana made a motion to approve the change of use for Fresenius Medical Care, N.A. to be located at 3995 Medina Rd. as presented. It was seconded by Mr. Overmyer.

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

Carite Medina-4160 Pearl Rd.

Mr. Thomas Ciatti from C. Thomas Auto Group represented Carite Medina. The business was used car sales. Mr. Ciatti continued that this business would be locating at 4160 Pearl Rd.

Mr. Overmyer made a motion to approve the change of use for Carite Medina to be located at 4160 Pearl Rd. as presented. It was seconded by Mr. Traynor.

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

Mr. Ciatti stated he was also before the Commission to request signage for Carite. The request is for a 30 sq. ft. ground sign.

Mr. Apana made a motion to approve a ground sign for Carite Medina located at 4160 Pearl Rd. not to exceed 30 sq. ft. as presented. It was so noted that landscaping is to be included around the base of the sign. It was seconded by Mr. Borrer.

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

KC Property Management-3812 Pearl Rd.

Mr. James Briola represented KC Property Management Ltd. He stated they were requesting a change of use at 3812 Pearl Rd. of 9800 sq. ft. Chair Strogin stated the Commission could not approve the plan because the property no longer meets the setback requirements for parking, building setback and landscaping. Therefore it would need to be denied.

Mr. Apana made a motion to deny the change of use for KC Property located at 3812 Pearl Rd. as presented, because it does not meet the requirements of Section 403.3 Lots and Yard Requirements and Landscaping Standards for the General Business District per the Medina Township Zoning Resolution. It was seconded by Mr. Traynor.

ROLL CALL: Apana-yes, Traynor-yes, Overmyer-yes, Borrer-no, Strogin-yes.

R & E E-Z Rise Auto Sales-3783 Pearl Rd.

Mr. Richard Horkey from REH Capital Investments LLC represented E-Z Rise Auto Sales. He stated they wanted to locate at 3783 Pearl Rd.

Mr. Borrer made a motion to approve the change of use for E-Z Rise Auto Sales to be located at 3783 Pearl Rd. as presented. It was seconded by Mr. Overmyer.

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

Greater Medina Chamber-5000 Foote Rd.

Ms. Jaclyn Ringstmeier from the Greater Medina Chamber was present this evening to say that the Chamber would be moving from North Court St. to Foote Rd.

Mr. Apana made a motion to approve the change of use for Greater Medina Chamber to be located at 5000 Foote Rd. Suite 201 & 202 as presented. It was seconded by Mr. Traynor.

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

Lake Forest Trail

Mr. William Bailey from W. J. Bailey Homes represented Lake Forest Trail. He stated that this was just a replat of Block "A1" of Falcon Pointe at Lake Medina Reserve, creating sublots 40-47.

Mr. Overmyer made a motion to approve the site plan for Lake Forest Trail located at Falcon Pointe at Lake Medina Reserve Phase 3 as presented.

It was seconded by Mr. Borrer.

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

Oswald-5000 Foote Rd.

Mr. Thomas Yankovich from Ellet Sign Company represented Oswald for their change of use and signage. He stated the business of this company is insurance.

Mr. Borrer made a motion to approve the change of use for Oswald to be located at 5000 Foote Rd. as presented. It was seconded by Mr. Traynor.

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

Mr. Yankovich stated the first signage request was for a sign on the portico. Chair Strogin stated when this building was built; variances were granted for signage to be placed on the porticos of the building not to exceed 13 sq. ft. each. Mr. Yankovich stated the sign would be 4.17 sq. ft.

Mr. Overmyer made a motion to approve a sign to be placed on the portico of the building for Oswald located at 5000 Foote Rd. not to exceed 4.17 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The next request was for a wall sign. Mr. Yankovich stated the sign would be 19.4 sq. ft.

Mr. Apana made a motion to approve a wall sign for Oswald located at 5000 Foote Rd. not to exceed 19.4 sq. ft. as presented. It was seconded by Mr. Borrer.

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

The third request was for a panel to be placed on the existing identification sign.

Mr. Traynor made a motion to approve a panel to be placed on the existing pylon sign for Oswald located at 5000 Foote Rd. not to exceed 12 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

Weymouth Community Church-3398 Old Weymouth Rd.

Mr. Wilson from Rolling, Hocevar and Associates represented Weymouth Community Church. He stated that the Church wanted to build an addition however the two lots owned by Weymouth Community Church were separated by Church Rd. which is a township road.

The discussion continued on how to vacate the road satisfying those residents who live on Church Rd.; the Church itself and the Township. Trustee Ostmann stated he would like to speak with Denny Miller (road superintendent for the Township) to get his thoughts and concerns regarding the vacation of Church Rd. and the separation of the Church lots at either end of the road.

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Mr. Wilson stated he was willing to talk to the Church again and try to come up with a solution that would make all parties happy and not require multiple variances in order to accomplish the goals of the Church's proposed expansion.

Mr. Overmyer made a motion to table the proposed addition for Weymouth Community Church located at 3398 Old Weymouth Rd. as presented. It was seconded by ROLL CALL-Overmyer-yes, Borrer-yes, Apana-yes, Traynor-yes, Strogin-yes.

Secretary stated the next Zoning Commission meeting is December 20, 2016. The information would need to be received by December 9, 2016 at noon. No exceptions.

Having no further business before the Board, the meeting was officially adjourned at 9:15 p.m.

Respectfully Submitted,
Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson