

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
MARCH 15, 2016**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:17 p.m. Permanent Board members Overmyer, Traynor, and Strogin were in attendance. Alternate member Johnson also sat on the Board this evening.

The February 16, 2016 meeting minutes were approved as written.

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 March 24, 2016 at 7:00 p.m.

**Fairfield Inn & Suites-3125 Eastpointe Dr.**

Mr. Thomas Weiss from Lewis Land Professionals and Mr. Aashish Patel from Sunrise Hospitality represented Fairfield Inn & Suites.

The first request before the Commission was for a 132 sq. ft. wall sign (Sign A) to be located on the east side of the building facing I-71. The building frontage is 232 ft. Mr. Weiss stated they have filed to be on the BZA agenda for tomorrow evening as they knew this sign, as well as the majority of the others being requested this evening, did not comply with the zoning code.

Chair Strogin stated that was correct. The code allows for one wall sign not to exceed 80 sq. ft. Mr. Weiss stated he was aware of the code but the franchise requires 132 sq. ft.

Mr. Johnson made a motion to recommend to the Trustees to deny the request for a 132 sq. ft. wall sign for Fairfield Inn and Suites to be located 3125 Eastpointe Dr. at as it does not meet Section 605 I.1 of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Overmyer.

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

The second request (Sign B) was for an additional wall sign (92 sq. ft. in size) to be located on the south side of the building. Again, Chair Strogin stated that the Zoning Commission would have to deny the request because it does not comply with the zoning code. She continued that she questioned the request for this sign as she did not think it would even be visible. Mr. Patel stated it is the branding the franchise is requiring for the building. He commented he would be happy with just the one sign instead of spending money on signs that cannot be seen.

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Chair Strogan stated that the franchise does not dictate zoning and that the franchise probably wants the largest and most signs for their buildings.

Mr. Overmyer made a motion made to recommend to the Township Trustees to deny the request for an additional wall sign (92 sq. ft.) to be located on the south side of the building for Fairfield Inn and Suites be located at 3125 Eastpointe Dr. as it does not meet the requirements of Section 605 I.1 of the Medina Township Zoning Resolution. It was seconded by Mr. Johnson.

ROLL CALL-Overmyer-yes, Johnson-yes, Traynor-yes, Strogan-yes.

The third request (Sign C) before the Commission was for a 15 sq. ft. canopy support sign facing south, with the name of the facility on it. Chair Strogan reiterated that the Commission will also need to deny this request as it does not comply with the code. She added that she understood the franchise is requesting these signs, but added that there were all types and sizes of signs that are offered in such sign "packages".

Mr. Traynor made a motion to deny the request for a 15 sq. ft. canopy support sign for Fairfield Inn & Suites not as it does not meet Section 605 I. 1 of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Traynor-yes, Overmyer-yes, Johnson-yes, Strogan-yes.

The fourth request was for a 30 sq. ft. monument sign (Sign D). The sign would be 6 ft. in height. Landscaping will be incorporated around the sign. Chair Strogan stated this sign meet the requirements of the zoning code.

Mr. Traynor made a motion to approve a monument sign for Fairfield Inn & Suites located at 3125 Eastpointe Dr. not to exceed 30 sq. ft. in size and 6 ft. in height as presented. It was seconded by Mr. Johnson.

ROLL CALL-Traynor-yes, Johnson-yes, Overmyer-yes, Strogan-yes.

**Edward Jones Investments-4975 Foote Rd. Suite #300**

Mr. Tony Cerny from Architectural Design Studios represented Edward Jones Investments. He stated that Edward Jones is looking to occupy 1300 sq. ft. in the Western Reserve north building off of Foote Rd. There is approximately 5,000 sq. ft. left unoccupied in this building.

Mr. Johnson made a motion to approve the change of use for Edwards Jones Investments to be located at 4975 Foote Rd. Suite #300 as presented. It was seconded by Mr. Traynor. ROLL CALL-Johnson-yes, Traynor-yes, Overmyer-yes, Strogan-yes.

**Ganley Express Service-3083 Medina Rd.**

Mr. Dave Sterrett from Medina Signs and Mr. Matt Swords from Ganley represented Ganley Express Service. Mr. Sterrett stated the proposed sign would be located over the entrance on the east side facing Eastpointe Dr. This signage was previously applied for last year but it was tabled pending a text amendment change to the Zoning Resolution. Mr. Sterrett stated Ganley wanted two signs. Chair Strogin stated that was correct; the code was amended to allow for two wall signs, one facing each thoroughfare on a corner lot.

Mr. Sterrett added there will be an additional small frame around the sign.

Mr. Traynor made a motion to approve a second wall sign not to exceed 24 sq. ft. (corner lot) for Ganley Express Service located at 3083 Medina Rd. as presented. It was so noted that there will be an additional frame around the 24 sq. ft. not to exceed 4 inches. It was seconded by Mr. Johnson.

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

Chair Strogin asked that the information on workshop training by the CPC be forwarded to both of the zoning boards.

Having no further business before the Board, the meeting was officially adjourned at 7:51 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson