

**MEDINA TOWNSHIP
ZONING BOARD OF APPEALS
ORGANIZATIONAL/PUBLIC HEARING
JANUARY 17, 2018**

Acting Chairperson Morel called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:30 p.m. Permanent Board members Morel, Blakemore, West, Gray and Basilone were in attendance. Alternate members Payne and Williams were absent.

ORGANIZATIONAL MEETING

Election of Officers

Nominations were called for Chairperson.

Mr. West made a motion to nominate Ed Morel as Chairperson of the Board of Zoning Appeals for the calendar year 2018. It was second by Ms. Gray. The nominations were closed.

ROLL CALL-West-yes, Gray-yes, Blakemore-yes, Basilone-yes, Morel-yes.

Chair Morel made a motion to nominate Carey Blakemore as Vice Chairperson of the Board of Zoning Appeals for the calendar year 2018. It was second by Ms. Gray. The nominations were closed.

ROLL CALL-Morel-yes, Gray-yes, West-yes, Basilone-yes, Blakemore-yes.

Set hearing dates/Confirm hearing posting

The Commission stated they would continue to meet on the 3rd Wednesday of the month but changed the meeting time to **7:00 p.m.** Posting of the meeting would be placed on the Town Hall marquee, website and The Gazette accordingly.

The organizational meeting was closed at 7:32 p.m.

PUBLIC HEARING

Chairperson Morel called the public hearing of the Medina Township Zoning Board of Appeals to order at 7:32 p.m. He explained the procedures of the hearing.

Hampton Inn-3073 Eastpointe Drive

Chairperson Morel read the application into the record. The applicant is Ellet Sign Company representing NBC Hospitality LLC dba Hampton Inn. Inc. Address of the property requiring the variance-3073 Eastpointe Drive. Present Zoning-BG. Previous variance request(s)-Yes.

Variance being requested & Explanation of Requested Variances:

The variance request is of Section 605 I (1): Code restricts wall signs to a maximum of 80 sq. ft. Variance requested to allow for Hampton Inn wall sign at 127 sq. ft. This location is required to update their signage to conform to the current brand standards. The newly proposed wall sign is in a script style, stacked format which fits nicely with the building elevation. The overall boxed out square footage for this wall sign put us slightly over for this building. I would also point out that the building, while having a narrow street presence, is 186' deep.

Chair Morel asked about the previous variance granted. Zoning Inspector Ridgely stated the size of the high-rise sign was denied 2001.

The applicant, Ms. Amy Noble from Ellet Sign Co. was sworn in. She stated that the Hampton Inn is going through a facelift. The frontage of the property is very deep and faces the existing Harley Davidson dealership (Eastpointe Dr.). This is the where the front sign goes. For any other typical Hampton Inn there would be a sign along the front and along the side where the entrance is located. Ms. Noble added this location actually has a portico that's sits out front. Currently the sign is over the sign band. The sign band is now moving 70 ft. back further from the road with the new proposed design of the building. The property is lined with trees which will now block the sign.

Vice Chair Blakemore asked if the sign would be visible from the highway. Ms. Noble stated no it would not.

Chair Morel asked the length of the building. Ms. Noble responded, 186 ft.

Vice Chair Blakemore asked the size of the sign that was currently there. Ms. Noble answered 79.5 sq. ft.

Ms. Noble stated the other problem that exists is that this sign was originally proposed at 60 inches for the fascia. It has been modified to 48 inches. She added they are working with a script-style sign so even though its 48 inches high, the existing sign is 80 sq. ft. but it's a linear format on the front of the building. The result is dead space on the sign because of the Township requires a box be drawn around the entire sign and that is the square footage of the sign. If we were to look at the same style size sign in a linear format, it would be 108.4 sq. ft. The result is 20 sq. ft. of dead space in the "box." The script style is harder to read, there is the line of trees, and they were moving the sign band back 70 ft. further from the road. These are the reasons for the variance requested. Ms. Noble added the rule is 1 inch of sign copy for every 10 ft. away from the object. We are at an angle, over trees and 70 ft. further back from the road.

Mr. West asked who was mandating the updating of signage? Ms. Noble answered, Hampton corporate. Mr. West asked if there was any evidence to support that statement? Ms. Noble stated she did not have documentation with her this evening but that could be

provided to the Board if requested. She added the installer of the sign stated there must be one sign facing the main road as well as the updates to the building per corporate.

Chair Morel stated he believed the requested sign variance was proportional with the size of the building. The sign to him does not seem to be oversized for the building.

Mr. Basilone asked if the sign was still 127.8 sq. ft. Ms. Noble stated yes it is. Mr. Basilone stated that it was actually 50-60 ft. over the size permitted. He commented that he really didn't believe how anyone would see that sign no matter where it was located as there is not much traffic back in that area.

Mr. West stated those businesses in that area were really in no man's land and are unique. He added he did not object to the sign in the context of where it was going to be located as it does not look out of proportion to the building itself; but was troubled when a sign moves beyond the size requirement of the code.

Vice Chair Blakemore asked how the size of the sign was proposed. Ms. Noble stated it was dictated by Hampton corporate. Mr. West stated there was no evidence provided to back up that fact. Chair Morel stated Ms. Noble was testifying to the fact that is true.

Hearing no further comments by the Board members, the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes.
2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated yes.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes. In this case this sign on this particular

building in this particular location was justified.

Mr. Blakemore made a motion to grant the variance request of Section 605 I (1.) to erect a 127.8 sq. ft. wall sign facing west for Hampton Inn located at 3073 Eastpointe Dr. as presented. It was seconded by Ms. Gray.

ROLL CALL-Blakemore-yes, Gray-yes, West-yes, Basilone-yes, Morel-yes.
The variance request was granted.

Ms. Ellet stated she was also present this evening to request a second variance for Hampton Inn.

Chairperson Morel read the application into the record. The applicant is Ellet Sign Company representing NBC Hospitality LLC dba Hampton Inn. Inc. Address of the property requiring the variance-3073 Eastpointe Drive. Present Zoning-BG. Previous variance request(s)-Yes.

Variance being requested & Explanation of Requested Variances:

The variance request is of Section 605 I (1): Code restricts wall signs to one per location. Variance requested to allow for two small canopy non-illuminated "welcome" lettersets. This location is required to update their signage to conform to the current brand standards. Part of this new branding is the directional sign "welcome" lettering on the entrance of each canopy end.

The applicant present this evening was Ms. Amy Noble from Ellet Sign Co. She stated these signs were for a welcome branding by Hampton Inn. They would be placed on the canopy but are considered wall signs.

Chair Morel asked the purposed of this signage? Ms. Noble stated the first thing you see when you pull into the location is that you will drive under the canopy which says Enter, Welcome, Stay to the Right. The sign would be mounted on the right side of the canopy. Ms. Noble stated it was more of an informational/directional sign.

Mr. Blakemore asked what people do currently because there is no signage. Mr. John Davis was sworn in. He stated the confusion is where people pull in under the portico. The idea is the welcome sign on the one side will allow two way traffic to flow safely under the portico. He added these signs would almost be impossible to see from Eastpointe Dr. unless you pull into the property. Mr. Davis commented that they also raised the portico to accommodate access for fire and safety services.

Mr. Basilone asked why there was a welcome sign on the back canopy? If anything it should say goodbye as there was only one entrance in. Mr. Basilone stated he did not see the need for the second sign.

Mr. West stated if the sign were reduced to 4 sq. ft. it could be considered a directional sign and not require a variance. Ms. Strogin, Zoning Commission chair was sworn in and concurred that fact.

Mr. Blakemore stated most individuals stop at a hotel at night and because this signage was non-illuminated who would even see it? Ms. Noble interjected there would be under lighting so the “welcome” would be seen. Ms. Noble again brought up the box square footage that they were required to use as the calculation for the signage permitted in the Township.

Chair Morel stated he did not see the need for two more wall signs. Mr. West agreed and stated there was another option of a 4 sq. ft. directional sign and added he did not think this case rose to the granting of variance.

Hearing no further comments by the Board members, the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes.
2. Is the variance substantial? The Board stated yes, two more signs.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated yes.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. West made a motion to deny the variance request of Section 605 I (1.) Awning, Roof and Wall Signs to erect two 7.1 sq. ft. non-illuminated "welcome" signs on the entrance side of each canopy for Hampton Inn located at 3073 Eastpointe Dr. as presented. It was seconded Mr. Blakemore.

ROLL CALL-West-yes, Blakemore-yes, Gray-yes, Basilone-yes, Morel-yes.
The variance request was denied.

Rick Roush Honda-3157 Medina Rd.

Chairperson Morel read the application into the record. The applicant is Theodore Stathopoulos from Stathos Construction Co. on behalf of Roush Real Estate Ltd. dba Rick Roush Honda. Address of the property requiring the variance-3157 Medina Rd. Present Zoning-BG. Previous variance request(s)-Yes.

Variance being requested & Explanation of Requested Variances:

Building Setbacks (3): South(Medina Rd.) 23'-10" variance; East (Eastpointe Dr.)-6" variance; west (Nettleton Rd.)-22'-5 1/2" variance. Zoning Resolution Section 405.3.C: Minimum Front Yard Depth-100 feet exclusive of road right of way.

The proposed addition in both size and layout is being dictated by Honda. The final plan meets Honda's requirements while staying within the owner's budget. The owner is required to renovate his building to eliminate the possibility of losing his dealership. The setback variances requested are necessary to accommodate Honda's floor plan. The proposed setbacks are similar to those already in place for the new Shell station on the east side of the property and the existing Auto Mall on the west side. The distance from the addition to the road itself is more than those of the neighbors.

Mr. Jim Presutto from 4-Points Architectural Services was sworn in to represent the applicant Rick Roush Honda. He stated that Honda was doing a rebranding of the Rick Roush Honda dealership. The existing 1900 sq. ft. showroom would be demolished. The rest of the building which is service and offices will remain. As part of the renovation there would be a 5,400 sq. ft. addition which will include new sales offices and a new showroom. This is all being undertaken to update the look of the dealership in accordance with Honda's standards.

Mr. Presutto continued that the new addition would encroach into the front setbacks as this building has frontage on three different roads. As a result they are requesting a 23' 10" variance request on Medina Rd.; which is consistent with the neighbors to the east and west. Mr. Presutto stated they were requesting a 6" variance on Eastpointe Drive; and a 22.5' variance on Nettleton Rd. Mr. Presutto added because the proposed addition will push out further than what the existing building sits, the parking display car area will move further to the south closer to Medina Rd. This results in pushing that asphalt parking area into the 20 ft. landscaping area requirement on Medina Rd.

Mr. Blakemore asked how far the entry tower stuck out? Mr. Presutto stated 10 ft. He continued on the west side (Nettleton Rd.) that measurement is taken from the face of the new canopy. That canopy is for new car deliveries and drop offs.

Mr. Basilone asked about the construction of the canopy. Mr. Presutto stated it would be a non-enclosed steel structure. The canopy is approximately 22 ft. deep. It is a covered portico where the new car can be brought to so the individual who bought the car can meet with the salesperson and get in the car and go through all the features of the vehicle. There are two "Delivery Center" signs above the canopy. Mr. Basilone stated the canopy truly causes the variance request on this road frontage and has nothing to do with the floor planning of the new addition.

Mr. Presutto stated this was a new standard Honda was incorporating. He added on the west side they would encroach approximately 6".

Mr. Rick Roush (3157 Medina Rd.) from Rick Roush Honda was sworn in. He stated that Honda's architects actually wanted to bring the building as far out as the proposed canopy as square footage is required for the delivery area. Mr. Roush stated with the amount of variances that would be required he said he asked Honda if there was another way this could be accommodated. Honda responded they have done canopies before so they count that as part of the square footage required for the delivery area.

Ms. Gray asked how many stories the addition will be? Mr. Presutto stated it is currently 2 stories and will remain as such. Ms. Gray asked if the addition would be brick and mortar and match what currently exists there. Mr. Presutto responded it would mostly be metal panels on the new addition as well as glass. The existing building would be painted to match the color scheme of the Honda branding (white/blue).

Mr. West asked if Mr. Roush would consider doing the addition off the back of the building? Mr. Roush stated Honda would not permit that. The addition had to have frontage on the road.

Ms. Gray stated the park system was putting in a multi-purpose path and asked if it would be located in front of this dealership. Trustee DeMichael was sworn in. He stated the path was proposed to be on south side.

Mr. Basilone stated the new addition would be in line with the Medina Auto Mall and would be an asset to that area.

Mr. Blakemore asked if there was documentation to show what the requirements were mandated by Honda i.e. the square footage. Mr. Presutto produced those documents.

Mr. West stated he just wanted it on the record that in the future when mandates are required for additions, signage, rebranding etc. that those documents be produced or available to the Board in its consideration of variance requests.

Hearing no further comments by the Board members, the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? Mr. Roush testified that according to Honda if the mandates are not met the dealership would be leveled so they have their square footage they need moving back. He added his intent was to take this from a 6 million dollar project to a million dollar project by removing the showroom. Honda responded there is not enough room; there are too many setbacks so let's do the drawings to show the square footage and take it to the BZA.
2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated yes.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes. It is not inconsistent with adjacent properties.

Ms. Strogin stated, that 10 yrs. ago ODOT came in and took 15-17 ft. of road right of way from all those businesses along Medina Rd. Mr. Roush was originally in compliance because he pushed the building back further than he was required. Mr. Roush also has the disadvantage of three road right of ways.

Mr. Blakemore made a motion to approve the variance requests for the Building Setbacks Section 405.3.C: Minimum Front Yard Depth-100 feet exclusive of road right of way. as follows: (3): South(Medina Rd.) 23'-10" variance; East (Eastpointe Dr.)-6" variance; west (Nettleton Rd.)-22'-5 1/2" variance for an addition to Rick Roush Honda located at 3157 Medina Rd. as presented. It was seconded by Mr. Basilone.
ROLL CALL-Blakemore-yes, Basilone-yes, West-yes, Gray-yes, Morel-yes.

The variance request was granted.

The second variance request application for Rick Roush Honda was read into the record. The applicant is Theodore Stathopoulos from Stathos Construction Co. on behalf of Roush Real Estate Ltd. dba Rick Roush Honda. Address of the property requiring the variance-3157 Medina Rd. Present Zoning-BG. Previous variance request(s)-Yes.

Variance being requested & Explanation of Requested Variances:

Planting area requirements. Zoning Resolution Section 306.J.3.9a): 5'-9" variance request for front yard planting area. Front Yard-Minimum 20 ft. depth of the total front yard excluding the right of way.

Because of the proposed addition to the existing dealership (as required by Honda) the parking area in front of the building will be pushed further south into the 20 ft. front yard planting area as required by the Zoning Resolution. The distance from the new paved parking area to the Medina Rd. ROW and the road edge is greater than that of the Auto Mall parking located immediately to the west of the property in question.

Mr. Jim Presutto from 4-Points Architectural Services stated that they wanted to reduce this requirement from 20 ft. to 14' 6". Ms. Strogin interjected that ODOT took 15-17 ft. away from Rick Roush Honda for the widening project on Rt. 18. She added that at the Zoning Commission meeting last night, she did ask that the landscaping be increased to compensate for the variance request. The applicant agreed and added that large potted plantings would be placed in the front to break up the continuous concrete. Mr. Presutto stated on the southeast corner was where the biggest setback encroachment was.

Hearing no further comments by the Board members, the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? Mr. Blakemore asked the applicant, if the variance was not granted, how many parking spaces would be lost. Mr. Presutto answered about ½ the parking spaces in the front.
2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.

6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated a lot of parking spaces would be lost if the variance were not granted.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes. Chair Morel stated this dealership has a good track record of doing what they say they will do.

Mr. Blakemore made a motion to grant a variance request of Section 306.J.3.(a): Planting Area. Minimum Front Yard Depth- 20 ft. from excluding the road right of way for 5'-9" variance for Rick Roush Honda located at 3157 Medina Rd. as presented. It was seconded by Mr. West.

ROLL CALL-Blakemore-yes, West-yes, Gray-yes, Basilone-yes, West-yes.

The variance request was granted.

The third variance request application for Rick Roush Honda was read into the record. The applicant is Theodore Stathopoulos from Stathos Construction Co. on behalf of Roush Real Estate Ltd. dba Rick Roush Honda. Address of the property requiring the variance-3157 Medina Rd. Present Zoning-BG. Previous variance request(s)-Yes.

Variance being requested & Explanation of Requested Variances:

Section 605. I.1-Accessory signs requiring a permit: add a 3rd sign to the south side of the building facing Medina Rd. The 2 previous signs were approved by a prior variance. The new sign is 43.5 sq. ft. and the total signage area on this elevation is 133.5 sq. ft.

The proposed sign is the Honda Logo and is required by Honda.

Chair Morel stated that there was an archive letter at each members position dated February 22, 2005 and reads, "a variance was granted to Rick Roush Honda as follows: "A motion was made to approve 2 wall signs, and only two wall sign to be located on the south side of the building specifically for this business to read, Rick Roush at 35 sq. ft. and HONDA at 55 sq. ft. totaling a 20 sq. ft. variance. The existing wall signs on the east and west side of the building must be removed.

Mr. Presutto stated the HONDA sign would be relocated to the new façade and the Rick Roush sign was just a font change and would match the size of the current Rick Roush sign. Honda wants to add the "H" on the entry tower of the new addition. He added that the font change has reduced the current lettering size from 36 inches to 30 inches.

Mr. West clarified that the variance request is for the "H" logo on the tower at 43.5 sq. ft. Mr. Presutto responded that was correct.

Page 11 BZA January 17, 2018

Mr. Blakemore asked if this was a requirement by Honda? Mr. Roush stated yes the Honda logo was like McDonalds with their golden arches.

Chair Morel stated there are three signs and the code only permits one sign. The variance granted in 2005 states that the signage on the east and west side of the building must be removed. Ms. Strogin interjected Rick Roush would be permitted one sign per road right of way of 80 sq. ft. each. That means that one sign would be permitted on Medina Rd. and one sign on Nettleton Rd. or either Eastpointe Rd. but not both per the previous variance granted.

Hearing no further comments by the Board members, the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes
2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated yes, the Rick Roush sign could be eliminated.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? Chair Morel stated we don't want what we have going on Pearl Rd. which is bordering on sign blight.

Mr. Basilone made a motion to grant the variance request Section 605. I.1-Accessory signs requiring a permit; to add a 3rd sign to the south side of the building not to exceed 43.5 sq. ft. for Rick Roush Honda and the property located at 3157 Medina Rd. It was seconded by Mr. Blakemore.

ROLL CALL-Basilone-yes, Blakemore-yes, West-yes, Gray-yes, Morel-yes.

The variance request was granted.

The last variance request application for Rick Roush Honda was read into the record. The applicant is Theodore Stathopoulos from Stathos Construction Co. on behalf of Roush Real Estate Ltd. dba Rick Roush Honda. Address of the property requiring the variance- 3157 Medina Rd. Present Zoning-BG. Previous variance request(s)-Yes.

Variance being requested & Explanation of Requested Variances:

Section 605. I.1-Accessory signs requiring a permit: New signs are being added to the west side of the building facing Nettleton Rd. (2) signs note the "Delivery Center" (1) sign is for "Service Reception" and (1) reads "Service". Total sign area is 79.5 sq. ft. The proposed signs are required by Honda.

Mr. Roush asked if those could be considered directional signs. Chair Morel stated if they were 4 sq. ft. they could be. Mr. Presutto stated each sign as proposed was 16 sq. ft. Chair Morel stated to him, this was like the "welcome" signs requested by Hampton Inn.

Mr. Blakemore stated he could understand the "Service" sign.

Mr. Basilone stated that the "Service" sign was the only sign that was really needed and the sign "Service Reception" was redundant. The other signs could then be reduced to 4 sq. ft. He then asked if they were illuminated. Mr. Roush stated as proposed they are lit but that could be changed.

Chair Morel stated he did not like the look of the signs or the number of the signs.

Trustee Mark Radice was sworn in. He stated that it says per the standards of Honda there are 1x5 oval signs available. Is it Honda's desire to say Service or Service Reception. Mr. Roush stated there currently exists a non-illuminated "Service" sign which has been there since the building was built. There are two doors on the east side and one door on the west side. The west side is the entrance and the two doors on the west side is the exit. Many times people pull up to the two doors waiting for them to open and they don't. Mr. Roush continued they also put exit arrows on the ground to show this is an exit. Mr. Roush commented the variance request for these 4 signs were not a deal breaker with Honda and added he appreciated everything that the Board has considered and approved up this point.

Mr. Blakemore stated for the record that the "Service" sign was really not needed because currently there already exists a "Service" sign. Mr. Roush stated that was correct.

Trustee Stopa was sworn in. He showed the Board where the existing "Service" sign was located and where Mr. Roush wanted to put the proposed one. Mr. Blakemore stated he could see the reasoning for the "Service" sign but not the other three signs being requested. Mr. Basilone stated he agreed.

Hearing no further comments by the Board members, the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes.
2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated yes.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? Chair Morel stated the vote of each of the Board members will answer this question.

Mr. Blakemore made a motion to grant a variance of Section 605. I.1-Accessory signs requiring a permit; to allow for a 31.5 sq. ft. "Service" sign only to the west side of the building above the service door and to deny the variance requests for all other signage requested for Rick Roush Honda located at 3157 Medina Rd. It was seconded by Ms. Gray.

ROLL CALL-Blakemore-yes, Gray-yes, West-no, Basilone-yes, Morel-no.

The variance request was granted.

Having no further business before the Board, the hearing was officially adjourned at 9:18 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Ed Morel, Chairperson

MEDINA TOWNSHIP

BOARD OF ZONING APPEALS

MEETING HELD 1-17-18

NAME

ADDRESS

Amy Noble - Ellet Sign 3041 E. Waterloo Rd. Akron OH 44312

John Soudone 4971 Shady Brook #

FRAY JARRETT 3757 Foskett Rd.

Wm West 5116 N. Main St

MARK FERGUSON 2850 S. ARLINGTON, AKRON

RICK ROUSH 9440 PORTAGE ST NW Massillon

THEO STATHOPOULOS 578 W. MARKET ST. AKRON

JIM PRESUTTO 2850 S ARLINGTON RD, AKRON

Cary Blakemore 3393 Watkins Rd.

Alliss Stocin 5th

Elaine 12th

John Gray 1st