

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
MARCH 16, 2021**

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 Traves, Kuharik, Teeuwen, and Strogin were in attendance. Mr. Apana was absent. Alternate Richard Marco Sr. sat in for a full Board. Alternate Angel Abshire was also present.

The minutes to the Commission's February 16, 2021 regular meeting 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 April 1, 2021 at 7:00 p.m. However, the Trustees are not requiring applicants to attend at this time. The Zoning Inspector will let the applicants know the final decision of the Trustees.

PUBLIC HEARING

Chair Strogin stated the public hearing to rezone PP# 026-06B-12-013 from its current zoning designation of Limited Business (BL) to General Business (BG) for a proposed Sheetz gas station has been cancelled because the applicant formally withdrew their application. (See file). She added she forwarded this information to the County Planning Commission so it was removed from their April meeting agenda. She added she hoped this kills the matter and that she was not thrilled that they were withdrawing at this time and "we will be reviewing internally and continue our public outreach."

Chair Strogin stated the applicant wanted to wait to have the hearing until after the CPC gave their recommendation. She said she told the applicant, no that's not the way you do it. We hold the hearing, take comments from the public but would continue the hearing until after the Commission received the recommendation from the CPC. When the continuance is scheduled it would give any residents who wanted to comment to be able to do so. The Commission could vote that evening or continue the hearing again if they felt more information was needed in order to take action. Once action is taken the vote of the Commission would be certified over to the Trustees for them to hold their public hearing, which again give the residents another opportunity to comment and for the applicant to again make their case. The Trustees have the opportunity to vote in favor of the vote of the Commission or vote to overturn the Commission. It does take 2 out of three votes of the Trustees to overturn the Commission. She added she told the applicant that if they want to try again to rezone the property they would have to re-file accordingly.

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Jerky-N-Spice- 3705 Pearl Rd.

Mr. Briola from Northcoast Sign and Lighting was present to represent Jerky N-Spice. The first request was for a change of use. He stated the nature of the business is the sales of jerky. They were formerly located in Strongsville.

Mr. Kuharik made a motion to approve the change of use for Jerky-N-Spice to be located at 3705 Pearl Rd. as presented. It was seconded by Mr. Marco Sr.
ROLL CALL-Kuharik-yes, Marco Sr.-yes, Teeuwen-yes, Traves-yes, Strogin.

Mr. Briola stated the next request is for a wall sign. There is already a cabinet for the sign so we are just going to take out the previous business name and put in Jerky-N-Spice.

Mr. Marco stated on the application it states the sign is to be 13.88 sq. ft. and he did not believe that was correct. Mr. Briola stated that measurement was for the image not the cabinet. Chair Strogin stated the measurement is to be for the entire frame. Mr. Briola stated he was specifically asked the dimensions of the image by Zoning Inspector Ridgely.

Chair Strogin asked what was the frontage for this business. After some discussion, Mr. Briola responded 24 linear ft. The sign is 20 sq. ft. The application there was amended to reflect the correct square footage of the sign.

Ms. Teeuwen made a motion to approve a wall sign for Jerky-N-Spice located at 3705 Pearl Rd. not to exceed 20 sq. ft. as amended. It was seconded by Mr. Marco Sr.
ROLL CALL-Teeuwen-yes, Marco Sr.-yes, Traves-yes, Kuharik-yes, Strogin-yes.

The last request was for a tenant panel to be placed on the existing identification sign. The size of the sign would be 7.35 sq. ft.

Mr. Traves made a motion to approve a tenant panel to be placed on the existing identification sign for Jerky-N-Spice located at 3705 Pearl Rd. not to exceed 7.35 sq. ft. as presented. It was seconded by Ms. Teeuwen.
ROLL CALL-Traves-yes, Teeuwen-yes, Marco Sr.-yes, Kuharik-yes, Strogin-yes.

Beltone-4975 Foote Rd.

Mr. Dave Sterrett from Medina Signs was present to represent Beltone. The request was for a sign on the portico. The size of the sign would be 6.475 sq. ft. Chair Strogin stated a variance was granted by the BZA for signage on the porticos not to exceed 13 sq. ft. each

Mr. Kuharik made a motion to approve a portico sign for Beltone located at 4975 Foote Rd. Suite #350 not to exceed 6.475 sq. ft. as presented. It was seconded by Mr. Traves.
ROLL CALL-Kuharik-yes, Traves-yes, Teeuwen-yes, Marco Sr.-yes, Strogin-yes.

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Mr. Traves stated that the Chair did not need to go into that much detail. All that needs to be said is the applicant withdrew his application to rezone the property for a proposed location of a Sheetz gas station.

Tabled Item

NeoAmish Shed Co.-3790 Pearl Rd.

Mr. Traves questioned why this item was tabled. He stated he understood the stipulation made last month was that a complete application would need to be submitted per the regulations of the Medina Zoning Resolution. He added he hoped this was relayed to the applicant. Chair Strogin stated this item could be tabled one more time and if a new complete site plan is not submitted next month, then we can take it off the agenda.

Mr. Traves stated he felt the application should be denied. Chair Strogin stated if a new, complete application is not received for next month then we would withdraw the application. Mr. Traves interjected it would need to be withdrawn by the applicant or the Commission needs to deny the application. Chair Strogin stated either way it would be off the Commission's agenda. Chair Strogin stated NeoAmish Shed will be tabled until next month.

Ashley Home Store/Outlet-4927 Grande Shops Ave.

Mr. Timothy Quinn from Wellsville Carpet Town Inc. was present to represent Ashley Home Store. He stated he was before the Commission last month. While he was in Medina last time, he saw how much traffic is on Grande Shops Ave. Prior to that he was not really concerned about the signage facing south on the building. However that is changed, and we are not only going to request a variance for the sign on the east but also the sign facing south. A variance was previously granted for this property to have signs on both sides of the building at 80 sq. ft. each. when it was MC Sports. However with the layout of the our logo, there is a lot of dead space in between so now we are going to request a variance for 2 signs each to be 179.3 sq. ft. At last months meeting the Commission turned down the sign on the east and he expects he will be denied the sign facing south. Mr. Quinn stated for the record that he is on the BZA agenda for tomorrow evening.

Chair Strogin stated the request for 2 signs both over 80 sq. ft. each will need to be denied.

Mr. Kuharik made a motion to deny the signage requests by Ashley Home Store to be located at 4927 Grande Shops Ave. as it does not meet Section 605 I.1 of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Traves.

ROLL CALL-Kuharik-yes, Traves-yes, Marco Sr.-yes Teeuwen-yes, Strogin-yes.

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Tractor Supply-3768 Pearl Rd.

Mr. Dwight McKinney, Construction Manager for Tractor Supply was present this evening. He stated that Tractor Supply wants to build a greenhouse in the existing side lot for outdoor store sales. It will consist of 3 bays 88 ft. wide with an additional 30 ft. drive-thru canopy bay as part of it. It will be completely fire sprinkled. This will be located on the north side of the building. Here they will sell additional live plants and other materials. The drive-thru canopy bay will aid their buy on-line and pick-up in store sales. This is where items will be stored for pick-up by the customer.

Mr. Teeuwen made a motion to approve a 4,752 sq. ft. addition for Tractor Supply 3768 Pearl Rd. as presented. It was seconded by Mr. Kuharik-yes.
ROLL CALL-Teeuwen-yes, Kuharik-yes, Traves-yes, Marco Sr.-yes, Strogin-yes-yes.

There was no application submitted for signage at this time, but Mr. McKinney showed the Commission the proposed sign that will be erected on the drive-thru canopy. There will be no signage on the other 3 bays. The proposed sign is 53.5 sq. ft.

Chair Strogin stated only one wall sign per business was submitted and Tractor Supply already has their sign. Therefore you would need to go before the BZA if this is the sign you are going to request.

Public Comment

Mr. Jim Mikalocki asked about the public hearing on the proposed rezoning request. Chair Strogin reiterated her comments made at the beginning of the meeting regarding the proposed rezoning request and stated for the applicant to move forward with a plan, a new application and fee would need to be submitted.

Having no further business before the Board, the meeting was officially adjourned at 8:02 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson