

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
April 20, 2021**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Permanent Board members Apana, Kuharik, Teeuwen, and Strogin were in attendance. At the time the meeting was called to order Mr. Traves was absent so alternate Richard Marco Sr. sat in for a full Board. Alternate Angel Abshire was also present. Mr. Traves arrived late.

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 29, 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.

The minutes to the Commission's March 16, 2021 regular meeting were approved as written.

SITE PLANS

Medina Lighting and Awesome Paws Pet Salon-3983 Pearl Rd.

Mr. James Briola from Northcoast Sign & Lighting was present to represent the signage request for Medina Lighting and Awesome Paws Pet Salon. Mr. Briola stated there is an existing pole sign and they would just be replacing the faces and adding a skirt around the base of the sign. The size of the sign is 32 sq. ft.

Mr. Apana made a motion to approve the sign for Medina Lighting and Awesome Paws Pet Salon located at 3983 Pearl Rd. not to exceed 32 sq. ft. It was seconded by Mr. Kuharik.

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

Crash Champions LLC-3964 Pearl Rd.

Mr. Justin Molier from Crash Champions LLC addressed the board. He stated that Crash Champions bought the former X-caliber auto body shop and are leasing the building from them. Crash Champions is also an auto body shop just like X-caliber was.

Ms. Teeuwen made a motion to approve the change of ownership for Crash Champions LLC to be located at 3964 Pearl Rd. as presented. It was seconded by Mr. Kuharik.

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

H&R Photography-3282 Old Weymouth Rd.

Ms. Luketic was present to represent H&R Photography. She stated she and her mother run this studio and would be relocating from Wooster to Medina Township.

Page 2 Zoning Commission April 20, 2021

Chair Strogin stated for the record that this is the property/building owned by the Shurell family and has been there for many, many years. The building has been home to various businesses over the years.

Mr. Traves stated this property is zoned Rural Residential. Chair Strogin stated it is a pre-existing non-conforming use. Mr. Traves stated the Zoning Inspector did not provide any information to the Commission that this is a pre-existing non-conforming use. Chair Strogin responded if you have any questions on any property that comes before the Commission you should contact the Zoning Inspector and/or make an appointment and come in and look at the file.

Ms. Teeuwen commented to Mr. Traves' point that we have the Zoning Inspector to provide the Commission with any variances that have been granted to a property that comes before the board. Chair Strogin stated there is no variance, this is a pre-existing non-conforming use. Mr. Traves stated he attends the nearby church in that area and that building was unoccupied for at least 15 years. Chair Strogin stated there have been businesses of one sort or another that have occupied that building. She added it hasn't been always fully occupied but there have been businesses operating in that building

Chair Strogin stated the Fire Chief comments that before they begin operations a fire safety inspection must be completed.

Mr. Kuharik made a motion to approve the change of use for H&R Photography to be located at 3282 Old Weymouth Rd. as presented. It was seconded by Mr. Marco Sr. ROLL CALL-Kuharik=yes, Marco Sr.-yes, Apana=yes, Teeuwen=yes, Strogin=yes.

Mr. Luketic stated she was also present to request signage. It would be a 4 ft. directional sign above the door. The linear frontage of the business is 27 ft.

Mr. Kuharik made a motion to approve a directional sign for H&R Photography located at 3282 Old Weymouth Rd. not to exceed 4 sq. ft. as presented. It was seconded by Mr. Apana.

ROLL CALL=Kuharik=yes, Apana=yes, Teeuwen=yes, Marco Sr.-yes, Strogin=yes.

Tabled Item

NeoAmish Shed Co.-3790 Pearl Rd.

Mr. Traves stated since no new application has been submitted for NeoAmish Shed Co the Commission should take action on the the application as it was incomplete and did not meet the requirements for submittal.

Mr. Kuharik made a motion to withdraw the application for NeoAmish Shed Co. due to being incomplete and not in compliance with the Zoning Resolution. It was seconded by Ms. Teeuwen.

Page 3 Zoning Commission April 20, 2021

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

Having no further business before the Board, the meeting was officially adjourned at 7:25 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson