

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
MAY 18, 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, Apana and Strogin were in attendance. Alternate member Richard Marco Sr. was also in attendance.

The minutes to the Commission's April 20, 2021 regular meeting were approved as written.

Ms. Teeuwen made a motion that in addition to variances, that the Zoning Inspector provide any/all information i.e. (non-conforming use) that may be pertinent to any agenda item the Commission would be addressing. It was seconded by Mr. Traves.
ROLL CALL-Teeuwen-yes, Traves-yes, Apana-yes, Kuharik-yes, 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 May 27, 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.

SET PUBLIC HEARING DATE

A map amendment to rezone PP# 026-06B-12-013 from its current zoning designation of Limited Business (BL) to General Business (BG) for the purpose of a Sheetz fueling station and convenient store.

Mr. Bruce Rinker, land use counsel for Sheetz gas station addressed the Commission. He stated Mr. Ryan Balko from Sheetz was also present this evening. Mr. Rinker stated what we are requesting the southwest quadrant of the property to be changed from its Limited Business (BL) zoning classification to General Business (BG) to allow for a Sheetz gas station (fueling facility and convenient store) to be constructed on the site. The convenient store is a permitted use in the Limited Business district but the fueling station is not so that is why we are seeking a rezoning.

Mr. Kuharik made a motion to set a public hearing for a map amendment to rezone PP# 026-06B-12-013 from its current zoning designation of Limited Business (BL) to General Business (BG) for the construction of a Sheetz fueling station and convenient store on June 21, 2021 at 7:00 p.m. at Heartland Community Church located at 3400 Weymouth Rd. A copy of this application to be forward to the Department of Planning Services as required by the ORC. It was seconded by Mr. Traves.
ROLL CALL-Kuharik-yes, Traves-yes, Apana-yes, Teeuwen-yes, Strogin-yes.

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Secretary Ferencz she would not be in attendance at the hearing and suggested a court reporter be hired for that meeting.

Commission member Teeuwen asked if there would be a time limit on those who wanted to speak. Chair Strogin stated yes, due to the potentially large number who may attend she would enact a 3-minute time limit.

Modwash Carwash signage requests-4160 Pearl Rd.

Mr. Christina Cicack from Ezzi signs was present to represent the signage requests for Modwash Carwash. She began by stating that she was requesting two 55 sq. ft. wall signs. Ms. Strogin stated the business only had 37.4 ft. of linear frontage. Chair Strogin stated the code allows for one square foot of signage for each linear foot of frontage for a maximum of 80 sq. ft. That means the two signs are too large to be approved. She added that possibly the size of the signs could be reduced but she could not give exact figures right now. It was apparent that Ms. Cicack was not in a position to speak to how much the signs to be reduced without rescaling the signs. Ms. Cicack then asked if she could make some phone calls to get additional information. Chair Strogin stated she would put this application at the end of the meeting to give Ms. Cicack time to see if she could get the information otherwise this would have to be denied or the application tabled. This agenda item was moved to the end of the meeting.

Just In Time Staffing- 3725 Medina Rd. change of use & signage

Mr. Dan Soulsby was present to represent Just In Time Staffing. The nature of this business is temporary staffing. This business would be located in the Signature Square building.

Ms. Teeuwen asked if there was a letter stating Mr. Soulsby had authority to represent this business. Secretary Ferencz stated yes. Mr. Teeuwen then asked about number of employees and hours of operation. It was stated those were not zoning issues. Mr. Soulsby stated he was with the sign company.

Ms. Teeuwen then asked when a change of use is presented before the Commission that the representative for that company be present. She then asked how many people would be coming to the business. Mr. Soulsby stated he could guess lets say 84 people a day. That's less than 8-10 an hr. Mr. Traves stated Ms. Teeuwen line of questioning could also be related to making sure the number of parking spaces is adequate. Chair Strogin stated this is a multi-use building with shared parking for a number of different businesses and the parking spaces were more than adequate.

Mr. Kuharik made a motion to approve the change of use for Just In Time Staffing to be located 3725 Medina Rd. Suite #114 as presented. It was seconded by Mr. Apana. ROLL CALL-Kuharik-yes, Apana-yes, Teeuwen-yes, Traves-yes, Strogin-yes.

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The next request was for signage. Mr. Dan Soulsby from Mentor Signs and Graphics was present to represent the signage request. He stated they wanted to erect a 7.9 sq. ft. wall sign for Just In Time Staffing. Frontage of the business is 20 ft.

Ms. Teeuwen made a motion to approve a wall sign for Just In Time Staffing to be located at 3725 Medina Rd. Suite #114 not to exceed 7 sq. ft. as presented. It was seconded by Mr. Kuharik-yes.

ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Traves-yes, Strogin-yes.

KC Hammonds Building Solutions-3790 Pearl Rd. -change of use

Mr. Ken Hammonds owner of KC Hammonds Building Solutions was present before the Commission. He stated that the nature of this business would be the selling of sheds as well as U-Haul rentals. Chair Strogin questioned if this was one or two businesses. Mr. Traves asked the question. Mr. Hammonds stated the business was one corporate entity. Mr. Traves then questioned the dimensions on the plan i.e. 10x20 measurement. He stated the lot is 199 ft. x 180 ft. Mr. Hammonds stated the 10x20 dimension referred to his office space.

Mr. Brian Kress, the owner of the property addressed the Commission. He stated that there would be different size sheds on the property for sale. He added that they wanted to show the Commission that there would be merchandise on the property but was subject to change as sheds get sold another will be brought in; but it may or may not be the same size. Mr. Hammond interjected the largest shed would be 12'x 28'. Mr. Traves stated on the application form there is a line that asks for dimensions. Therefore the entire parcel is 180' + x 190' so that's roughly 37,000 sq. ft. There is nothing on the lot right now and you're saying the change of use is for 200 sq. ft. when it is actually for the entire parcel. Mr. Traves stated we (the Commission) have asked several times for the Zoning Inspector to provide additional guidance to the applicants. This application is not correct; and I request we table it so the applicant does not have to pay another fee and that a correct, complete application be submitted to the Commission.

Chair Strogin asked if the 200 sq. ft. was the part of the building that was going to be used as an office. Mr. Hammond stated that square footage has been reduced to 160 sq. ft. for the office. The rest of the property will be used to sell merchandise.

Mr. Traves stated we just approved a 1200 sq. ft. change of use for the temporary staffing business. Chair Strogin stated that was for the entire building because that's what the temp place was using; the whole building. Mr. Traves stated clearly the applicant is using the entire parcel. The parcel will have sheds and u-hauls on it. We need a better process so we can have complete, accurate plans before us to consider.

Trustee Johnson stated he believed this was just like a car dealership. The use is the sale of merchandise. I don't see why this proposed use is any different.

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Chair Strogin stated she did not agree with Mr. Traves interpretation. This is like Home Depot and their selling of merchandise outside. She stated we are not looking at the entire property square footage we are just looking at the office building, which is 200 ft. If Mr. Hammond wants to make it smaller is fine as long as it does not go over the 200 ft. The majority of the Commission agreed with Chair Strogin's interpretation.

Chair Strogin then asked about electricity and water as she saw there were two porta potties on the drawing. Mr. Hammond answered as far as electricity there would be a temporary service pole but there will not be any water. To wash hands sanitizing wipes would be provided.

Fire Chief Crumley's comments were as follows: The building you are going to use as an office needs to be inspected by the County Building Department.

Mr. Traves then asked about landscaping. Mr. Kress stated on the north side there are pine trees where the Dollar Store is and some kind of fruit trees on the south side. I reconstructed the tree lawn which was part of the right of way taking by ODOT. Mr. Traves stated the code calls for a 20 ft. buffer with 5 ft. of it being landscaped. Mr. Kress stated that already exists. There is also a privacy mound running east and west.

Mr. Traves then asked about the driveway and its construction material. Mr. Kress stated the driveway exists and added he had an excavator come in and lay down 1's and 2's and 304 and everything was packed down and then grindings were brought in and packed down as well.

Chair Strogin stated there are 6 parking spaces. How many people would be in the office. Mr. Hammond said 2 at most. The extra parking spaces are for customers.

Mr. Traves asked about the size of the u-hauls. Mr. Hammond stated the largest would be 26 ft. and that includes the 2 ft. above the cab.

Mr. Kuharik made a motion to approve the change of use for KC Hammonds Building Solutions to be located at 3790 Pearl Rd. as presented. It was seconded by Ms. Teeuwen. ROLL CALL-Kuharik-yes, Teeuwen-yes, Apana-yes, Traves-yes, Strogin-yes.

Palmer Engineering-3745 Medina Rd.-signage

Mr. Mitchell McCoy was present to represent Palmer Engineering sign request. He stated that his request was to put a sign on the existing pylon sign. The square footage is 4.5 sq. ft.

Ms. Teeuwen made a motion to approve a tenant panel to be placed on the existing pylon sign for Palmer Engineering located at 3745 Medina Rd. not to exceed 4.5 sq. ft. as presented. It was seconded by Mr. Apana. ROLL CALL-Teeuwen-yes, Apana-yes, Traves-yes, Kuharik-yes, Strogin-yes.

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Quaker Steak & Lube-4094 Pearl Rd.-change of ownership

Mr. John Norton from JDK Realty, LLC was present to represent the change of ownership. Mr. Norton stated there would be no changes to the establishment, just a change of ownership.

The comment from Fire Chief Crumley is that he would like to be contacted to complete a safety check of the business.

Mr. Kuharik made a motion to approve the change of ownership for Quaker Steak & Lube located at 4094 Pearl Rd. as presented. It was seconded by Mr. Apana. ROLL CALL-Kuharik-yes, Apana-yes, Teeuwen-yes, Traves-yes, Strogin-yes.

Continuation of Modwash Carwash signage requests-4160 Pearl Rd.

Mr. Christina Cicack from Ezzi signs was present to represent the signage requests for Modwash Carwash.

She stated that Modwash utilizes the signage package across the country to assist with visibility and traffic flow. Without the number of requested signage Modwash customers will not be able to distinguish between the traffic areas for the entry and the exit of the drive-thru. Without the stacked logos on the side elevations Modwash will not be distinguishable from traffic flow on Pearl Rd.

Section 605 I.1-Exceeds the number of allowed signage for 1 ground sign and 1 wall sign. Signage package shows 7 total signs. We request variance for 5 wall signs: Signs A1.A2, B2, C.& D
Signs B1 (facing Pearl Rd. and E (Monument) likely to be approved as is.

Ms. Cicack stated she was double filed to be on the BZA tomorrow evening.

The first sign to be considered is wall sign (sign A-1.) The sign was originally 55 sq. ft. but now has been reduced to 36.11 sq. ft. However, Ms. Ciccak stated she knew the number of signs being requested this evening was over the amount permitted by code; so she asked the Commission not to consider this sign or sign A-2 which was another wall sign that was reduced in size to 36.11 sq. ft. as well.

Ms. Teeuwen made a motion to deny the wall sign (sign A-1) for Modwash Carwash as it is not in compliance with Section 605 I.1 of the Medina Township Zoning Resolution as it exceeds the total number of signs permitted. It was seconded by Mr. Traves. ROLL CALL-Teeuwen-yes, Traves-yes, Apana-yes, Kuharik-yes, Strogin-yes.

Ms. Teeuwen made a motion to deny the wall sign (sign A-2) for Modwash Carwash located at 4160 Pearl Rd. as it is not in compliance with Section 605 I.1 of the Medina Township Zoning Resolution as it exceeds the total number of signs permitted. It was seconded by Mr. Traves.

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ROLL CALL-Teeuwen-yes, Traves-yes, Apana-yes, Kuharik-yes, Strogin-yes.

The next sign is B-1(facing Pearl Rd.) which was a 32 sq. wall sign.

Mr. Traves made a motion to approve a wall sign (sign B-1) for Modwash Carwash located at 4160 Pearl Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Kuharik

ROLL CALLL-Traves-yes, Kuharik-yes, Apana-yes, Teeuwen-yes, Strogin-yes.

Ms. Cicack stated sign B-2 was another wall sign but would be on the rear of the building. The size is 32 sq. ft.

Mr. Traves made a motion to deny the wall sign (sign A-2) for Modwash Carwash located at 4160 Pearl Rd. as it is not in compliance with Section 605 I.1 of the Medina Township Zoning Resolution as it exceeds the total number of signs permitted. It was seconded by Mr. Kuharik.

ROLL CALL-Traves-yes, Kuhark-yes, Teeuwen-yes, Apana-yes, Strogin-yes.

The next sign (C) is the logo (water drop) which would be 19 sq. ft.

Mr. Kuharik made a motion to deny the wall sign (sign C) for Modwash Carwash located at 4160 Pearl Rd. as it is not in compliance with Section 605 I.1 of the Medina Township Zoning Resolution as it exceeds the total number of signs permitted. It was seconded by Ms. Teeuwen.

ROLL CALL-Kuharik-yes, Teeuwen-yes, Traves-yes, Apana-yes, Strogin-yes.

Ms. Cicak (Sign D) another logo wall sign (water drop) has been reduced to 36.81 sq. ft. Chair Strogin stated the size is in compliance, but it is another wall sign so it must be denied.

Mr. Teeuwen made a motion to deny the wall sign (sign D) for Modwash Carwash located at 4160 Pearl Rd. as it is not in compliance with Section 605 I.1 of the Medina Township Zoning Resolution as it exceeds the total number of signs permitted. It was seconded by Mr. Traves.

ROLL CALL-Teeuwen-yes, Traves-yes, Kuharik-yes, Apana-yes, Strogin-yes.

The next sign being requested is a 30 sq. ft. ground sign with landscaping around the base of the sign.

Mr. Kuharik made a motion to approve a ground sign (sign E) for Modwash Carwash located at 4160 Pearl Rd. not to exceed 30 sq. ft. as presented. It was seconded by Mr. Traves.

ROLL CALL-Kuharik-yes, Traves-yes Apana-yes, Teeuwen-yes, Strogin-yes.

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Invitations were handed out to the Commission members for a ribbon cutting for the grand opening for Ashley Home Store to be held on May 21, 2021 at 9 a.m.

Having no further business before the Board, the meeting was officially adjourned at 8:32 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson