

**MEDINA TOWNSHIP  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
May 19, 2021**

Vice Chair Morel called the public hearing of the Medina Township Board of Zoning Board of Appeals to order at 7:00 p.m. Permanent members Morel, Gray, Payne and Greene were in attendance. Chair Blakemore was absent. Alternates Watts and Wirtz were also not in attendance.

**Modwash Carwash signage variances-4160 Pearl Rd.**

The application was read into the record. The applicant Ezzi Signs. The address of the property is 4160 Pearl Rd. Present zoning: BI. Previous variance requests: N/A. Variance being requested and reasons: Section 605I.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.

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.

Mr. Greene recused himself from the Board. Mr. Christina Cicack from Ezzi signs was sworn in under oath. She handed out documents to the Board, which showed two wall signs that were reduced in size from the original application. The signs have been reduced to 36.11 sq. ft. as the frontage of the business is 37.4 linear feet. Ms. Cicack stated they met the size requirement for every sign in the package before the Board but the number of signs being requested was for 5 additional wall signs. Ms. Cicack stated that Modwash does not feel the request would alter the character of the neighborhood. There is Wal-Mart across the street which has multiple signage. There is Fiesta Jalapeno on the left which has a ton of trees and landscaping so we want our signage to be seen coming down Pearl Rd. Ms. Cicack continued in the back of this building there are a lot of trees and she heard there might be a road put in back there; so Modwash wanted signage of the rear of the building as well. If any signs that could potentially be removed it would be those two signs that are proposed on the rear but the signs on the front were imperative for Modwash Carwash.

Ms. Cicack continued that at last nights zoning commission meeting Modwash was approved for a wall sign (sign B-1) not to exceed 32 sq. ft. as presented. a ground sign (sign E) not to exceed 30 sq. ft.

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Vice Chair Morel asked about the water drop signage. Ms. Cicack stated those were referred to as a Mod Drop which was Modwash Carwash trademark logo. There are 17 of our carwashes in Ohio and we want to stay consistent with the branding.

Vice Chair Morel stated this was an awful lot of signage being requested. What hardship is there He added he understood the previous variance request for the lot split but did not see one for all this signage. This is just a request for a lot of advertisement. Ms. Cicack there is a lot of landscaping to the left of us and it blocks our visibility to the north on Pearl Rd.

Mr. Payne asked, is there going to be signage on all four sides of the building. Ms. Cicack responded there will be two signs on the front, two on the back and a sign on each side of the parapet that sticks out from the building which will help with the blockage of the trees.

Ms. Ventura (3833 Worchester Lane) was sworn in under oath. She stated there are zoning regulations and she requested the Board not grant the variances. If landscaping is a problem with visibility then remove the landscaping. The building is not that big. It does not need all that signage.

Mr. Payne asked how much more square feet of signage is being requested besides the allowable square footage. Ms. Cicack stated it was listed on the drawings.

Ms. Cicack response to Ms. Ventura's comments is that the landscaping is not ours so we cannot remove it. She continued that Wal-Mart has multiple signs to which Vice Chair Morel stated and Wal Mart has 350 ft. of road frontage.

Ms. Gray stated there are a lot of signs being requested for the size of carwash.

Ms. Cicack stated it would be greatly appreciated if the water drop (Mod drop-sign D) which was 19 sq. ft. on the front of the building be approved by the Board

Trustee Johnson was sworn in under oath. He commented the confusion is one has to loop around the building to get to the entrance. Maybe 4 sq. ft. directional signs would help the situation and those signs would be permitted by code.

Ms. Stogin was sworn in under oath. She stated at the Zoning Commission meeting the signs being requested were larger (55 sq. ft) and Ms. Cicack reduced the size of the signs but not the number of them. She added one Mod Drop would be acceptable on the front of the building. This is sign D. A total of 7 signs was way too excessive. Ms. Stogin concluded directional signs would be the way to go if they want more signage.

Ms. Gray stated she did not feel another sign was really needed on the front.

Having 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 no.

Vice Chair Morel stated too much signage is overwhelming. Just look at Strongsville. The majority of the Board agreed.

Mr. Payne made a motion to deny the additional five signs as requested by Modwash Carwash located at 4160 Pearl Rd. It was seconded by Ms. Gray.  
ROLL CALL-Payne-yes, Gray-yes, Morel-yes.

The variance was denied.

Ms. Ventura asked why Mr. Greene recused himself from this hearing but did not for the previous variance by Modwash Carwash. Mr. Greene stated the reason he recused himself this evening is because he is under consideration of employment under the firm representing Modcarwash. This happened after the last hearing and before this hearing so he recused himself from this agenda item this evening.

Mr. Greene rejoined the Board.

**Korfmacher variance request-4565 Joey's Lane**

Mr. Greene made a motion to table the variance by Korfmacher variance request due to lack of representation. It was seconded by Mr. Payne.  
ROLL CALL- Greene-yes, Payne-yes, Gray-yes, Morel-yes.

**Voelkel variance request-3471 Nichols Rd.**

The application was read into the record. The applicant is Donald Voelkel. The address of the property requesting the variance is 3471 Nichols Rd. Present zoning is RR. Previous variance requests: None. Variation requested and reasons: Requesting a 3 ft. side yard setback from 25 ft. to 22 ft. Current side yard setback for Rural Residential is 25 ft. per Section 401.3.E. Requesting a 3 ft. variance.

The pole barn for which the variance is being requested is a replacement for the shed shown in the site documents. That shed was on the property when the property was purchased in 1986. The pole barn is required for additional storage to house items (lawn mower, etc.) during a major renovation anticipated to begin late summer/fall 2021. The location of the pole barn is required due to lack of level ground on my property which starts sloping back to the North Branch of the Rocky River. Grade of the property is a major issue. Proximity to the existing septic system is another major issue for location the structure at the chosen site.

The applicant, Mr. Donald Voelkel was sworn in.

Vice Chair Morel stated the size of the barn is 24'x 18'. Mr. Voelkel stated that was correct and the height would be 16 ft. Vice Chair Morel asked how many acres was the property. Mr. Voelkel stated 2.34 acres. The width is 167 ft. The house was built in 1969 and the garage was there prior to that. VC Morel stated it was a modest request. Ms. Gray agreed. It was not a large structure. Mr. Greene stated he could support the variance.

Having 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 no.
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 then the pole barn could not be built or needed to

be reduced in size.

7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? VC Morel stated this property is in the Rural Residential District so for a 3 ft. variance he believed it did. The rest of the Board agreed.

Mr. Greene made a motion to grant a 3 ft. side yard setback variance for the construction of a pole barn to be 22 ft. from the side property line for the property located at 3471 Nichols Rd. as submitted. It was seconded by Ms. Gray.

ROLL CALL-Greene-yes, Gray-yes, Payne-yes, Morel-yes.

The variance was granted.

The minutes to the Board's April 21, 2021 hearing were approved as written.

**PUBLIC COMMENT**

Mr. Eric Smith (3382 Old Weymouth Rd.) He stated he was sorry he missed the Sheetz public hearing. Vice Chair Morel stated that was dropped. Ms. Strogin, Chair of the Zoning Commission stated the representatives from Sheetz have re-applied and the public hearing is going to be held on June 21, 2021 at Heartland Community Church at 7:00 p.m.

Mr. Smith stated he was adamantly opposed to this request. Ms. Strogin told him to attend the meeting and have his opinion on the record.

Mr. Greene stated that public hearing is not before this Board, but before the Zoning Commission for a public hearing to consider a map amendment request.

Having no further business before the Board, the hearing was adjourned at 7:50 p.m.

Respectfully Submitted,

Kim Ferencz  
Medina Township Zoning Secretary

  
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Ed Morel, Vice Chairman