

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
AUGUST 17, 2021**

Chairperson Alliss Strogen 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 Strogen were in attendance. Alternate member Richard Marco Sr. was also in attendance. The other alternate, Mitch Piskur was absent.

Chair Strogen 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 September 2, 2021 at 7:00 p.m. The Trustees are now requiring any/all applicants or representative thereof to attend the Trustees meeting in person.

SITE PLANS

GV Medina LLC-5010 Gateway Dr.-change of use.

Chair Strogen stated an email was received that the applicant Mr. Tommy Guta, was unable to attend tonight's meeting, so he requested that his application be tabled until next month.

Mr. Kuharik made a motion to table the change of use application for GV Medina LLC until the Commission's September 20, 2021 meeting as requested.

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

LoPresti-Trek Financial- 3995 Medina Rd. Suite#220-signage

Mr. James Briola from Northcoast Sign and Lighting was present to address the Commission. He stated LoPresti-Trek Financial is located in the Western Reserve Building and wanted to put up a 15.63 sq. ft. identification sign on the building. The frontage of the business is 65 linear feet.

Chair Strogen stated that attached to the application were the minutes from the October 14, 1998 BZA hearing in which the Board granted the following variances: Phase 1- 23 sq. ft. (2) Building identification signs and (4) canopy signs not to exceed 13 sq. ft. each. Phase 2-23 sq. ft. (2) Building identification signs and (2) canopy signs-13 sq. ft. each and Phase 3-23 sq. ft. (2) building Identification signs and (2) canopy signs-13 sq. ft. each.

Ms. Teeuwen made to approve building identification sign for LoPresti-Trek Financial located at 3995 Medina Rd not to exceed 15.63 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Northside Christian Church-3721 Pearl Rd.-change of use

Mr. Jeff Hugus, Pastor of Northside Christian Church was present to address the Commission. He stated they have entered into an agreement with the owner of the property, Sharon Zhou (dba VT Property) to lease the property for their church operations. They currently have a church in Wadsworth, and this would be their Medina campus location. Mr. Hugus stated the property previously was used as office space. He stated they plan to have a contractor remove the cubicles in the center of the unit, the work area, conference room, one office and the receptionist area in the front of the unit. This would create a worship space that would include a small riser/stage area and seats for no more than 250 people. Upon completion of the renovations, we will offer one service at 10AM on Sundays. When attendance reaches 200, we will begin to offer a second service on Sundays to assure adequate spacing in the worship area and parking lot.

Once we have over 200+ people, we may start a Wednesday night bible study group. There will be no changes made to the exterior of the building.

Mr. Traves stated there appears to be adequate parking of 1 space per 4 seats as required or a place of worship. Mr. Hugus state none of the other businesses in the strip center (Riverside) were open on Sunday.

Ms. Teeuwen made a motion to approve the change of use for Northside Christian Church to be located at 3721 Pearl Rd. as presented. It was seconded by Mr. Traves. ROLL CALL- Teeuwen-yes, Traves-yes, Kuharik-yes, Apana-yes, Strogin-yes.

No signage was requested at this time.

Auto Smart Chevrolet LLC-3926 Pearl Rd.-change of use

Mr. Tom Blaz representing the property owner, Lonjak Properties LLC addressed the Commission. He stated the intended use would a used car dealership. It was previously Mazda Auto Mall. Lonjak has split the property. The south building would be used for their flooring business and the other property would be for the used car dealership. The building is a little over 9,000 sq. ft. which requires 45 parking spaces, and we have 63. The plan shows two future light poles, the landscaping and the enclosed dumpster area.

Mr. Traves asked how many employees there would be. Mr. Blaz stated currently there were 8 but they were looking to add more. Mr. Blaz stated the name of the business is now Auto Smart LLC. Chevrolet does not want their name used.

Mr. Kuharik made a motion to approve the change of use for Auto Smart LLC to be located at 3926 Pearl Rd. as presented. It was seconded by Mr. Apana. ROLL CALL- Kuharik-yes, Apana-yes, Traves-yes, Teeuwen-yes, Strogin-yes.

It was so noted that no signage was requested at this time.

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Wang & Sons LLC-4160 Pearl Rd. -change of use

There was no one present to represent Wang & Sons LLC.

Ms. Teeuwen made a motion to table the change of use application for Wang & Sons LLC to be located at 4160 Pearl Rd. until September 20, 2021 due to a lack of representation. It was seconded by Mr. Kuharik

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

Key Bank-2577 Medina Rd.- change of use/signage

Mr. Daniel Lesko Vice President /Development Manager for Key Bank and Mr. Bruce Banko, Senior Architect were present before the Commission. Mr. Lesko stated the first request before the Commission was for a single lane-drive up ATM with a kiosk surround for Key Bank in Plaza 71. There is no building or employees. This would be located in the southeast corner of Plaza 71 just west of the Duncan Donuts. Mr. Lesko added they are not touching any of the existing landscaping just re-grading some of the asphalt they would be locating on.

Regarding the signage, Mr. Lesko stated they were aware Key Bank's branding exceeded what was permitted by the Township and are prepared to submit a variance request to the Board of Zoning Appeals.

Chair Strogin stated for the record that the ATM was being treated similar to a gas pump canopy which is addressed in the zoning code.

Regarding lighting, Mr. Lesko stated on the rendering for the kiosk, there is a 90-inch canopy that juts out over the drive-up window itself. It has underlighting more like ambient lighting. We are also proposing a 20 ft. tall pole light with two LED fixtures that would be oriented east and west. The main reason for the pole lighting is for safety purposes for anyone using the ATM during night-time hours.

Mr. Kuharik made a motion to approve the new construction of an ATM for Key Bank to be located at 2577 Medina Rd. not to exceed 192 sq. ft. as presented. It was seconded by Mr. Traves.

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

The next several requests were for signage. Again Mr. Lesko stated they were aware Key Bank's branding exceeded what was permitted by the Township and are prepared to submit a variance request to the Board of Zoning Appeals. He added whatever that outcome, they would comply with the signage accordingly.

The first sign being requested is for the canopy sign. Mr. Lesko added that the sign would be parallel to Medina Rd. The sign request is for 8.1 sq. ft. The sign is a front facing sign only. Chair Strogin stated the maximum size for this sign is 9 sq. ft. per the zoning code.

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Ms. Teeuwen made a motion to approve a canopy sign (application B) for the ATM for Key Bank located at 2577 Medina Rd. not to exceed 8.1 sq. ft. as presented. It was seconded by Mr. Traves.

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

The next sign was for the ATM Kiosk directional sign i.e. topper. This is a two-sided sign on top of the kiosk similar to a gas pump. The size of the sign would be 1.3 sq. ft. and it would be internally lit. Mr. Danko interjected the sign would not be internally lit.

Mr. Traves stated the code states that the service station sign (which is what this sign is being compared to) are not to be lit. Mr. Lesko stated the sign would not be lit.

Mr. Traves made a motion to approve an ATM kiosk island directional sign (application C) for Key Bank located at 2577 Medina Rd. not to exceed 1.3 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Mr. Lesko stated the third and fourth sign requests are on the east and west elevations of the kiosk. This is where we exceed the signage permitted by the Township. The third sign request is for a 25.8 sq. ft. wall sign. The frontage is 9.2 sq. ft.

Ms. Teeuwen made a motion to deny the wall sign request (application D) on the west elevation for Key Bank located at 2577 Medina Rd. as it does not meet the requirements of Section 605 I. Wall, Roof and Awning Signs of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Kuharik.

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

Mr. Traves stated if we are treating these as directional signs with the number, location and height to be determined the only variance to be requested is the size not the number. Chair Strogin stated at 28.5 sq. ft. we are treating these as wall signs. Therefore, this sign request exceeds in number and size. Key Bank knows they will have to apply for variances.

Mr. Lesko stated the last request is for an additional wall sign 25.8 sq. ft. wall sign on the east elevation. It is the same request we just made on the west elevation. The frontage of the business is 9.2 sq. ft. Again, Chair Strogin stated at 28.5 sq. ft. we are treating these as wall signs. Therefore, this sign request exceeds in number and size. Mr. Lesko stated Key Bank wanted to request the maximum signage and is aware they will have to apply for variances.

Mr. Kuharik made a motion to deny the wall sign request (application E) on the east elevation for Key Bank located at 2577 Medina Rd. as it does not meet the requirements of Section 605 I. Wall, Roof and Awning Signs of the Medina Township Zoning Resolution as presented. It was seconded by Ms. Teeuwen.

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

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MISC.

Chair Strogin stated last evening, the Township Trustees voted to deny the Sheetz rezoning request per the recommendation of the Zoning Commission.

Next was approval of the July meeting minutes. Mr. Traves made several changes to the minutes. He stated for transparency purposes, he wanted it explicitly stated that he did not vote to approve the public hearing meeting minutes. He also asked for attribution purposes; for the sentence, "The nature of this business is truck parking as well as our truck repair/truck wash facility to have Mr. Flannigan name to be as the one who made that statement. Secretary Ferencz stated she was not going down this path. Mr. Traves said, "so are you scrubbing the minutes for the record?" All you have to do is listen to the digital recording again and note who made that statement i.e. if it was the applicant or the Chair or..."I would not want to be in your position and modify minutes that are public record either. I am asking you as a Commission member to review the record. Secretary Ferencz stated if you want that reflected fine the change will be made.

Commission member Traves went on to say at some point in the meeting he specifically stated Mr. Flannigan did not include the designation of the surface material on his application for his parking area and driveways. Mr. Flannigan stated the materials would be stone and gravel, and that was not reflected in the minutes. Secretary Ferencz stated minutes were not required to be verbatim. Mr. Traves stated it was an important question as it goes to unlawful activity for the requirement of a variance to actually have a non-hard surface. Secretary Ferencz stated she has been doing this for a long time. Mr. Traves responded, "I know, and the Township has a bad reputation." Mr. Traves continued, if you relisten to the recording, the applicant responded to a question he had specifically about the surface material for the parking and driveways and the applicant stated the parking and driveway would be composed of stone and gravel. I want that reflected in the minutes. Mr. Traves then asked Secretary Ferencz, "is someone instructing you not to put that in the minutes?" Are you under instructions not to include my comments? Secretary Ferencz stated she was not under instruction from anybody and again stated she does not do verbatim minutes. If the rest of the Commission wants the minutes changed then take a vote. Mr. Traves stated he just wanted the correct attribution made so it is clear it was not the Chair or anyone else speaking for the applicant. He then said to Chair Strogin, "so you are just going to rule against me? That is why I am taping the minutes. Chair Strogin asked if there were any more comments. It was silent.

Chair Strogin stated she would like to make a correction that Crash Champions, it was a wall sign that was requested not a ground sign.

Chair Strogin continued that she also would like it reflected in the last paragraph on page 9, the negative comments, the tone and the enraged voice of Mr. Traves saying, "I know where you live." She stated she considered that comment to be a threat and for the record she would like that in the minutes. Chair Strogin added that even at the last zoning commission meeting, Trustee Johnson asked Mr. Traves if he was threatening the

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Trustees to which Mr. Traves did not respond. She asked the Commission, as far as the other proposed changes did the rest of the board feel they were necessary to be added.

Ms. Teeuwen stated she would consider the changes Mr. Traves wanted to the minutes. Mr. Kuharik and Mr. Apana felt the comments of Chair Strogin should be added but did not feel the comments by Mr. Traves were necessary.

Mr. Traves interjected you do know there's an ORC on malfeasance. Secretary Ferencz responded, "really, I did not know that." He interjected, that does not apply to you; you are a public employee a more serious potential statute than a public official. Mr. Traves then asked the Chair, are going to deny me my vote on the public hearing minutes on record and deny me the ability to question the materials being used for the truck terminal. Chair Strogin stated she was not denying anything. The majority of the Commission members did not feel those comments were warranted to amend the minutes. The fact that the meeting minutes were approved 3 to 2 or 4 to 1 the minutes were approved period. Mr. Traves responded that a roll call was called for every action of the Commission but not the minutes? Trustee Johnson interjected; Mr. Traves had a point. Trustee Johnson said, have a roll call for the minutes then." Chair Strogin stated those hearings did not take place at the Township they took place at Heartland Community Church and Secretary Ferencz was not present. If Mr. Traves wants to be pinpointed as the Commission member who voted for the rezoning request, then so be it. Mr. Traves stated approval of the hearing's minutes took place at the Township, and he voted no to those minutes as written.

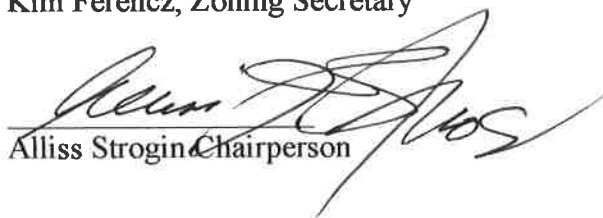
Chair Strogin asked for a motion to approve the minutes as amended with the Mr. Traves voting no to approve. Ms. Teeuwen interjected that she abstained from approval of the hearing minutes as she recused herself from the hearings. Both the actions of Mr. Traves voting no, and Ms. Teeuwen abstaining will be reflective in the July 20, 2021 meeting minutes.

It was the decision of the Commission to table the approval of the July minutes until Secretary Ferencz makes the revisions as determined by the majority of Commission members.

Having no further business before the Board, the meeting was officially adjourned at 8:20 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin, Chairperson

MEDINA TOWNSHIP

ZONING COMMISSION MEETING

MEETING HELD 8-17-21

<u>NAME</u>	<u>ADDRESS</u>
Jim Bria	310 N. BROADWAY, MEDINA
Kristy Steeves	4204 Shurell Pkwy, Medina
Jos MERTENS	4204 Shurell Pkwy, MEDINA
Martha Oakes	6672 Smucker Dr, Westfield Ctr
TOM BLAZ	3926 PEARL RD
RAY JARRETT	Faskett RD
Jeff Hugs	9811 Acme Rd Rittman
RICHARD MARCO	STAFF
Allios Strogin	STAFF
Angel Abshire	900 Dawn Court
Lawrence Thayer	STAFF
JAMES APANA	STAFF
Ron Kuharik	STAFF
KEN EBERS	
Steve Ziegler	Boneta Rd Medina
BONNIE TRILLINGER	STAFF
Sandra Biletz	3414 Hamlin Rd