

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
SEPTEMBER 21, 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. and Mitch Piskur were also present.

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 September 30 2021 at 7:00 p.m. The Trustees are now requiring any/all applicants or representative thereof to attend the Trustees meeting in person.

TABLED ITEMS

GV Medina LLC-5010 Gateway Dr.

Mr. Roy Simmons, Project Manager/Producer was present to represent Tommy Guta the property owner, who was out of the country. Ms. Cortlyn Xenias from Valley Storage was also present.

Mr. Simmons stated GV Medina LLC would be locating in one of the office buildings in front of Valley Storage (suite A3) Mr. Guta is a social media influencer, and this would be the studio to shoot short videos of consumer recognizable products.

No signage was being requested as this time.

Ms. Teeuwen made a motion to approve the change of use for GV Medina LLC to be located at 5010 Gateway Dr. Suite A3 as presented. It was seconded by Mr. Kuharik. ROLL CALL- Teeuwen-yes, Kuharik-yes, Traves-yes, Apana-yes, Strogin-yes.

Wang & Sons LLC-4160 Pearl Rd.

Mr. George Wang was present to represent Wang & Sons LLC. Mr. Wang stated they would be moving their business from Norwalk Rd. to 4160 Pearl Rd. The nature of this business is fleet repair. When they move to Pearl Rd., they will also offer regular customer vehicle repair at this site.

Chair Strogin stated this is the former Bill Doraty car dealership site. The property was split into two parcels. Modwash carwash is on the one parcel and Wang and Sons would be locating on the other. Chair Strogin asked what the existing buildings on the site would be used for. Mr. Wang stated one building would be used for storage and the front show room would be used to store his personal race cars. In the middle will the mechanics' shop. There will be no signage except for on the windows of the building. Chair Strogin stated the signage could be no more than 20% of the window area.

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Chair Strogin added that a landscape plan was also submitted. There is sufficient parking, and the dumpster will be enclosed.

Mr. Traves asked if there would be any exterior lighting changes. Mr. Wang stated no; they would just use the existing lighting. Mr. Traves stated there were actually three buildings. Mr. Wang stated no; there is a split wall. Chair Strogin interjected, these structures are pre-existing non-conforming buildings.

Mr. Kuharik made a motion to approve the change of use for Wang & Sons LLC to be located at 4160 Pearl Rd. as presented. It was seconded by Ms. Teeuwen
ROLL CALL- Kuharik-yes Teeuwen-yes, Traves-yes, Apana-yes, Strogin-yes.

SITE PLANS

Lamplight Counseling-4015 Medina Rd. Suite 90

Mr. James Briola from Northcoast Sign & Lighting was present to represent the change of use for Lamplight Counseling. They would be locating at Foote Rd. and Rt. 18 (Rose Building). The nature of the business is psychological testing.

Chair Strogin stated the comments from the Fire Chief were as follows

If they are going to be doing work within the units such as new walls, relocation of walls, electrical, plumbing, or HVAC work they will need to contact the Medina County Building regarding if permits will be needed.

Mr. Traves made a motion to approve the change of use for Lamplight Counseling to be located at 4015 Medina Rd. Suite #90 as presented. It was seconded by Mr. Kuharik
ROLL CALL- Traves-yes, Kuharik-yes, -yes, Teeuwen-yes, Apana-yes, Strogin-yes.

The second request is for a sign on the portico for Lamplight Counseling. The sign would be 6.19 sq. ft. The frontage of the business is 27.1 linear ft.

Chair Strogin stated a variance was granted by the BZA for each sign on the porticos not to exceed 13 sq. ft. each.

Mr. Apana made a motion to approve a wall sign for Lamplight Counseling located at 4015 Medina Rd. Suite #90 not to exceed 6.19 sq. ft. as presented. It was seconded by Ms. Teeuwen.

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

The next sign was for a tenant panel to be placed on the existing identification sign. The sign would be .49 sq. ft.

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Mr. Apana made a motion to approve a tenant panel to be placed on the existing identification sign not to exceed .49 ft. for Lamplight Counseling located at 4015 Medina Rd. Suite 90 as presented. It was seconded by Mr. Traves.

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

T-Mobile-4184 Pearl Rd.

Ms. Marie Cipolletta from Signarama was present to address the Commission. She stated T-Mobile was updating their signage with new lettering color. They would be going from white lettering to pink (magenta). This is an existing business located at 4181 Pearl Rd. She stated the only change is the color of the lettering on the sign. The sign is 28 sq. ft.

Ms. Teeuwen made a motion to approve the wall sign for T-Mobile located at 4184 Pearl Rd. not to exceed 28 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

The next sign request was the existing tenant panel on the ground sign. Again Ms. Cipolletta stated it was just a color change to the wording "T-Mobile" from white to pink. The size of the sign (9.6 sq. ft.) will remain the same.

Mr. Kuharik made a motion to approve the tenant panel on the existing ground sign for T-Mobile located at 4184 Pearl Rd. not to exceed 9.6 sq. ft. as presented. It was seconded by Ms. Teeuwen.

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

Medina Seventh Day Adventist Church-3866 Medina Rd.

Pastor Robert Bjelica and Mr. Darrin Moore Sr. addressed the Commission.

Mr. Moore stated we previously had a community center in downtown Medina, but that building was sold last year so now we are looking to build a small facility behind the existing church. Mr. Moore continued, one area of the building would be for adult education i.e., adult literacy intervention for the main purpose of passing the GED. At our former community center, we stored donated items and then contact people to ask if they are in need of those items. Mr. Moore stated what we are proposing to do is construct an annex building behind the church to store those items. Ms. Sanda Blith would be the one in charge of making the phone calls and dealing with the storage and transfer of those items. Mr. Moore will be in charge of the literacy program.

Chair Strogin stated the garage already exists, so the proposed building is an accessory to the principal use which is the church.

Mr. Moore stated you do not see a door on the proposed building connected to the garage because he did not know if the Township would permit it because the garage is an existing building. Chair Strogin stated the Township had no issue with it, but Mr. Moore would need to contact the Medina County Building Department to see what they would require.

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Mr. Traves asked Mr. Moore when you spoke with the zoning inspector in regard to the application... Obviously this is new construction. Mr. Moore stated it is considered existing because the church already exists on the property. We are just trying to expand in the rear of the property. Mr. Traves stated this is not an addition to the existing building. I guess Medina County Building Department will have their requirements. I am just trying to clarify the completion of our application process. New construction has a bunch of different requirements per the zoning code. This proposed building is not attached... I don't see a lighting plan. Does that mean you are not doing any additional lighting? Mr. Moore responded, actually we are. I have a separate architect who is waiting to go to the County because we want to use solar lighting. We don't know if that is permitted so we didn't want to have drawings completed and then find out we would need to have them redone. We would like to attach this proposed building to the existing garage but did not know if that would be permitted. This is what we would like to do because currently all donated items are stored in the garage.

Mr. Traves stated there are a bunch of fire codes that will need to be addressed. Mr. Moore stated he has already spoken with the Fire Chief. Chair Strogin stated when you come for the zoning permit, the lighting plan will need to be submitted. She added light poles cannot be taller than 20 ft. and the lighting cannot bleed over to neighboring properties. If you do go with solar lighting that will be under the jurisdiction of the Medina County Building Department. The lighting plan submitted for the zoning permit will need to show the solar lighting.

Mr. Traves made a motion to approve the site plan for a community service center for Medina Seventh Day Adventist Church located at 3866 Medina Rd. as presented. It was seconded by Mr. Kuharik.

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

Autosmart, LLC dba Tri-State Liquidators-3926 Pearl Rd.

Mr. James Estle from Autosmart, LLC addressed the Commission. The nature of this business is a car dealership. The use has already been approved. The request before the Commission is for a 32 sq. ft. wall sign. The business has 72 linear feet of frontage. The sign will not be illuminated.

Mr. Kuharik. made a motion to approve the wall sign for Autosmart LLC dba Tri-State Liquidators located at 3926 Pearl Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Traves.

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

Edward Jones Investments-3443 Medina Rd.

Ms. Sue Kozak addressed the Commission. She stated she works for Edward Jones Investments, so she was present this evening to represent Edward Jones Investment.

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Ms. Kozak stated we are moving our current business to this location which was actually off of Shadybrook Drive.

Mr. Kuharik made a motion to approve the change of use for Edward Jones Investments to be located at 3443 Medina Rd. as presented. It was seconded by Ms. Teeuwen.
ROLL CALL-Kuharik-yes, Teeuwen-yes, Apana-yes, Traves-yes, Strogin-yes.

No signage was requested at this time.

KC Hammonds Building Solutions-3790 Pearl Rd.

Mr. Ken Hammonds and property owner Brian Kress were present to represent the signage request for KC Hammonds Building Solutions. The business has already been approved. The request is for a 16 sq. ft. ground sign 3 ft. in height with a base around the sign with landscaping incorporated. The sign would be 20 ft. from the road right of way.

Mr. Kress asked if the sign was allowed to be located in the road right of way. Chair Strogin stated no, the right of way is owned by the State of Ohio. Mr. Traves stated the sign has to be a minimum of 10 ft. off the road right of way per the code.

Mr. Kuharik made a motion to approve the ground sign for KC Hammonds Building Solutions located at 3790 Pearl Rd. not to exceed 16 sq. ft. in size and to be located a minimum of 10 ft. from the road right of way as presented. It was seconded by Ms. Teeuwen.
ROLL CALL- Kuharik-yes Teeuwen-yes, Traves-yes, Apana-yes, Strogin-yes.

Thrill Point Motor Sports-3057 Eastpointe Dr.

Mr. Haddad from Ellet Sign Company was present to represent Thrill Point Motor Sports. He stated a new owner has taken over Rick Roush Motor Sports. The nature of the business would remain the same.

Ms. Teeuwen made a motion to approve the change of ownership for Thrill Point Motorsports to be located 3057 Eastpointe Dr. as submitted. It was seconded by Mr. Kuharik.
ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Traves-yes, Strogin-yes.

Next were signage requests for Thrill Point Motor sports. Mr. Haddad stated this would just be a re-facing of the existing ground sign to reflect the new name. The size, height and location of the sign would remain the same.

Mr. Traves questioned the height of the sign. Chair Strogin this is not a new sign it's just a face change of the existing sign. Mr. Traves stated if the Commission was going to make a motion to approve the ground sign, he would like the wording not to exceed 10 ft. in height to be made part of the motion.

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Mr. Traves made a motion to approve the re-facing of the existing ground sign for Thrill Point Motor Sports located at 3057 Eastpointe Dr. not to exceed 31.5 sq. ft. in size and 10 ft. in height as presented. It was seconded by Ms. Teeuwen.

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

The next sign request was for a wall sign facing 71. The size of the sign to be 106.7 sq. ft. Chair Strogin stated the maximum square footage can only be 80 sq. ft. Mr. Haddad stated he knew the sign could not be approved and would be making application to the Board of Zoning Appeals.

Ms. Teeuwen made a motion to deny the request for a wall sign (application C) as it does not meet the size requirements of Section 605 I.1. Wall, Roof and Awning Signs of the Medina Township Zoning Resolution. It was seconded by Mr. Apana.

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

The next sign request was for a second wall sign. The size of the sign to be 106.7 sq. ft. Again, Chair Strogin stated the maximum square footage can only be 80 sq. ft. She added in 2007 the BZA granted a variance for a second wall sign but the maximum size to be 80 sq. ft. Mr. Haddad stated he knew the sign could not be approved and would be making application to the Board of Zoning Appeals.

Ms. Teeuwen made a motion to deny the request for a wall sign (application D) as it does not meet the requirements of Section 605 I.1. Wall, Roof and Awning Signs of the Medina Township Zoning Resolution. It was seconded by Apana.

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

Tractor Supply Company-3768 Pearl Rd.

Mr. Major Harrison from Major Source LLC was present to represent the sign request for TSC Garden Center. Chair Strogin stated that a second wall sign is not permitted per the code. Mr. Harrison stated he was aware of that. Chair Strogin also stated that she was told the sign has already been erected which was not permitted and the fee for the sign will be doubled. Mr. Harrison stated they received a zoning permit for this sign. Chair Strogin asked if Mr. Harrison could produce the permit. Mr. Harrison stated he did not bring it with him as he thought he would just be turned down by the Commission and would proceed to the BZA for a variance request.

There was much discussion over whether a zoning permit was issued for the second sign. Mr. Traves questioned how a permit could be issued for the sign without coming before the Commission. Chair Strogin stated the zoning inspector has said she did not issue a zoning permit for a second sign.

Mr. Harrison stated a mistake was made. The Zoning Inspector did not know there was already a sign for Tractor Supply.

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Mr. Harrison then supplied the Chair with the Zoning Commission minutes from March 16, 2021 which read as follows, “Chair Strogin stated there could be an issue as a business is only allowed one wall sign 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.”

Chair Strogin stated yes, that is correct. The Zoning Commission approved a wall sign for Tractor Supply but did not approve a sign for the Garden Center.

Mr. Harrison stated he was not involved regarding the sign until now. This came to light when he went to the County to get the electrical permits.

Mr. Traves asked, is there a penalty if there is no zoning permit and the sign was already erected. Chair Strogin stated yes, the zoning permit fee would be doubled if no permit was issued.

It was determined until the situation can be rectified that the Commission would just turn down the sign and if necessary, the applicant can make an application before the Board of Zoning Appeals if there ends up being no zoning permit issued.

Ms. Teeuwen made a motion to deny the second wall sign request for Tractor Supply Company not to exceed 45 sq. ft. as it was not in compliance with Section 605 I.1-Wall, Roof & Awning Signs of the Medina Township Zoning Resolution as presented. It was seconded by Mr. Kuharik.

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

Phoenix Health & Fitness LLC-3725 Medina Rd. Suite #106

Mr. Kuharik made a motion to table the change of use for Phoenix Health & Fitness LLC to be located at 3725 Medina Rd. Suite #106 due to a lack of representation. It was seconded by Ms. Teeuwen.

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

Chair Strogin stated this item would be placed on agenda for October’s Zoning Commission meeting.

MISC.

Mr. Hammond and Mr. Kress stated they would locate the sign that was approved this evening for KC Hammonds Building 10 ft. from the road right of way not 20 ft. Chair Strogin stated that was fine, at a minimum the ground sign needs to be 10 ft. from the road right of way.

Approval of the revised July 20, 2021 minutes. Mr. Traves made a motion to approve the July 20, 2021 minutes as revised. It was seconded by Ms. Teeuwen.

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

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Approval of the August 17, 2021 minutes. Ms. Teeuwen made a motion to approve the August 17, 2021 minutes as written. It was seconded by Mr. Traves.
ROLL CALL-Teeuwen-yes, Traves-yes, Apana-yes, Kuharik-yes, Strogin-yes.

Having no further business before the Board, the meeting was officially adjourned at 8:40 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson