MEDINA TOWNSHIP TRUSTEES PUBLIC HEARING - 7:00 PM AUGUST 16, 2021

Held at 3400 Weymouth Road Heartland Church

I. ROLL CALL - PLEDGE	- MOMENT OF SILENCE
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- II. PUBLIC COMMENT
- III. TRUSTEE DISCUSSION
- IV. ADJOURN

ENTITY NAME: Medina Township

MINUTES TITLE: August 16, 2021, Trustee Public Hearing

BOARD NAME: Board of Trustees

TYPE OF MEETING: Public Hearing

VOTING SESSION: Yes

DATE: 8/16/2021

START TIME: 7:03 pm

END TIME: 8:20 pm

MEETING LOCATION: Heartland Church, 3400 Weymouth Road

RECORD OF PROCEEDINGS:

CALLED TO ORDER BY: Mr. Mike Stopa

RECORD OF PROCEEDINGS

BOARD/COUNCILMEMBERS ROLL CALL

NAME	PRESENT
Mr. Michael Stopa	Present
Mr. Chuck Johnson	Present
Mr. Doug Eastwood	Present
Mrs. Angela Ventura	Not Present

IN ATTENDANCE

NAME	VISITOR/EMPLOYEE	COMMENTS
Nick Dominguez	Employee	
Krissy Moore	Employee	
Sign in sheet for visitors	Visitor	Attached to Minutes

Mr. Stopa called for a moment of silence for our military and first responders.

OPENING REMARKS

DISCUSSION	Mr. Stopa stated that this meeting is the Trustee portion of
0:41 minutes	the public hearing, which is a continuation of the Zoning
	Commission public hearing. Mr. Stopa stated some initial
	guidelines to be used to conduct the meeting, including a
	time restriction on comments, that the speakers state their
	name and address for the record, that the speakers stay on
	topic, for all to be respectful to other attendees and that
	speakers be allowed to speak without interruption.

PUBLIC DISCUSSION

DISCUSSION	Mr. Stopa opened the floor to the Sheetz representative.
2:13 minutes	For the public record, the Sheetz Representative reviewed the list of materials and documentation presented to the Trustees and Zoning Commission and asked for the Trustees to be open to all the facts and law that support their proposed change of the Zoning designation for the concerned parcel.
	Mr. Stopa then asked for comments from the public. Public comment was given. Pro and con comment was provided by the public with most of the comment against the proposed Zoning designation change.
	After the public had commented, the Sheetz representative was given an opportunity to provide a closing statement at which time the representative provided a list of benefits they perceived the proposed Zoning change would provide to the community and asked the Board of Trustees to support their position.

TRUSTEE DISCUSSION

DISCUSSION	Mr. Stopa stated that the public comment portion of the
1:07:25 minutes	meeting would be closed. The Trustees discussed whether to vote at this time on accepting or denying the Zoning Commissions' recommendation to deny the proposed Zoning change. All agreed that a vote at this time would be appropriate, given that they have all the information necessary to move forward with a vote. For the public record, Mr. Stopa read the 'Certification of the vote of the Zoning Commission' letter that was presented to the Board of Trustees by the Zoning Commission (Attached to these Minutes). Mr. Stopa stated, just so the public has a clear understanding, what a yes vote and what a no vote by the Trustees will mean regarding accepting or denying the Zoning Commissions recommendation. Mr. Stopa then asked for a motion to be made.
MOTION BY	Mr. Johnson: A motion was made to accept the denial of the
1:11:20 minutes	Zoning for the Sheetz application.
MOTION SECONDED BY	Mr. Eastwood
DISCUSSION	Each Trustee expressed their appreciation to Sheetz and the public for their participation in the public hearing process.
VOTING ROLL CALL	VOTE
Mr. Johnson	Yes
Mr. Eastwood	Yes
Mr. Stopa	Yes
VOTING RESULTS	YES: 3 NO: 0
DISCUSSION	Mr. Stopa restated that the Board of Trustees have voted that they will not change the zoning for the parcel/property in question at this time.

MEETING ADJOURN

A A O TI O A I D V		
MOTION BY	Mr. Stopa: A motion was made to adjourn the Medina	
1:17:24 minutes	Township Trustees public hearing.	
MOTION SECONDED BY	Mr. Eastwood	
VOTING ROLL CALL	VOTE	
Mr. Stopa	Yes	
Mr. Eastwood	Yes	
Mr. Johnson	Yes	
VOTING RESULTS	YES: 3 NO: 0	
	Meeting adjourned at 8:20 pm	

PH 8-16-2021

NEXT SCHEDULED MEETING

TYPE OF MEETING	Special
DATE	8/19/2021
TIME	8:30 pm
LOCATION	Township Hall
COMMENTS	Time change for a Regular Trustee meeting

MINUTES PREPARED BY

NAME	TITLE	DATE	
Nick Dominguez	Secretary	10/20/2021	

ATTESTED BY

SIGNATURE	TITLE	DATE	
	Fiscal Officer	10/28/2021	

BOARD/COUNCIL CERTIFIED

SIGNATURE	TITLE	DATE
X 780	Chairman	10/28/2021
	Vice Chairman	10/28/2021
Con July	Trustee	10/28/2021

Medina Township — ZONING COMMISSION —



July 20, 2021

TO: Medina Township Trustees

CERTIFICATION OF THE VOTE OF THE ZONING COMMISSION

On Monday July 12, 2021, the Medina Township Zoning Commission held a public hearing on a zoning map amendment request by the applicant, Ryan Balko (Sheetz, Inc.) on behalf of the property owners, Patricia A. Fabrizi, Trustee and Maureen Funfgeld, Trustee to rezone PP# 026-06B-12-013 from its current zoning designation of Limited Business (BL) to General Business (BG). This property consists of approximately 7.04 acres and is located in the southwest quadrant of the I-71 interchange and State Route 3 in Medina Township. The proposed use is for a Sheetz gas station/convenience store.

The vote of the Commission was 4-1 to deny the map amendment as requested. Please set your public hearing in compliance with the Ohio Revised Code.

Kimberly Ferring

Medina Township Zoning Secretar

cc: Chair of the Zoning Columission

Secretary/Office Assistant

Zoning Inspector

Mike Stopa, Chusym-

chek Johnson, Via-Charm

Dow Eastwood



MEDINA TOWNSHIP ZONING DEPARTMENT

Medina Township Hall • 3799 Huffman Road, Medina, OH 44256-7916 • Ph: (330) 721-1997 Fax: (330) 725-2945 zoning@medinatownship.com • Office Hours: Mon - Fri 9:00am - 5:00pm

APPLICATION TO AMEND MEDINA TOWNSHIP ZONING RESOLUTION MAP

Date Form Completed: 04 / 26 / 2021

Name of Representative: Ryan Balko (Sheetz, Inc.)		Phone: 330.388.9885	
Address: 4907 Franklin Blvd., Cl	eveland, OH 44102		
If property owner is other than the phone numbers:	representative, or if there is more than o	ne owner please list names, addresses and	
Patricia A. Fabrizi Trustee 389 Columbia Road Valley City, OH 44280 P: 330.483.3634	Maureen Funfgeld Trustee 2424 Weymouth Road Hinckley, OH 44233 P: 440.289.6380		
Present Zoning of Property:			
□ Rural Residential (RR)	☐ Urban Residential (UR)	☐ General Business (BG)	
□ Suburban Residential (SR)	☑ Limited Business (BL)	☐ Intensive Business (BI)	
Legal description and/or address	of land affected:		
PPN: 026-06B-12-013			
Survey enclosed with submittal.			
W 9-3- 2			
Proposed Zoning District			
Proposed Zoning District: I Rural Residential (RR)	☐ Urban Residential (UR)	⊠ General Business (BG)	
	☐ Urban Residential (UR)☐ Limited Business (BL)	☑ General Business (BG) ☐ Intensive Business (BI)	
Rural Residential (RR) Suburban Residential (SR)		☐ Intensive Business (BI)	
Rural Residential (RR) Suburban Residential (SR)	☐ Limited Business (BL)	☐ Intensive Business (BI)	
Rural Residential (RR) Suburban Residential (SR) A statement on how the proposed a Please see attached cover letter.	☐ Limited Business (BL)	☐ Intensive Business (BI)	
Rural Residential (RR) Suburban Residential (SR) A statement on how the proposed a	☐ Limited Business (BL)	☐ Intensive Business (BI)	

All legal documents, drawings, correspondence, fee, etc., pertinent to this request, shall be submitted to the Zoning Commission Secretary a minimum of twenty (20) days prior to the date of the public meeting.

As per Appendix IV, Amendments, Paragraph B: Applications, attach the following:

- Twenty (20) copies of map of land to be rezoned, drawn by registered surveyor
- A list of all adjacent property owners and their addresses if ten (10) or less parcels are proposed to be rezoned
- Fee of \$400.00 made out to Medina Township

lf not, state reason:			
Signature of Applicant:	Ran Bako	Date: 04 / 26 / 2021	
Fee: \$400.00	Check#: 0011004	Receipt #: 010142	
Signature	Kimi Living	RECEIVED MEDINA TOWNSHIP Date: APR 26 2021	
		ZONING COMMISSION	

Rev. 01/07/2020



Bruce G. Rinker, Esq. Direct Dial: 216.453.5922 brinker@mgdmlpa.com

April 26, 2021

Medina Township Zoning Department 3799 Huffman Road Medina, OH 44256

Re: PPN: 026-06B-12-013 (Proposed Sheetz Development)

Sheetz proposes its development of the 7+-acre parcel referenced above that is located in the southwest quadrant of the I-71 interchange with State Route 3 in Medina Township. Attached are a Property Site Survey, a Preliminary Sheetz Site Plan and several three-dimensional renderings depicting the proposed Sheetz store: a 6,077 square foot convenience/food services store featuring drive-through pick-up service. A newly-designed single-wing canopy covers 7 fuel island pumps fronting on Old Weymouth Road. Sheetz estimates that this store will employ approximately 3 dozen people, split evenly between full-time and part-time jobs. The overall capital investment will exceed \$5 Million.

A Statement on How the Proposed Amendment Relates to the Comprehensive Plan

The existing zoning of the four quadrants surrounding the I-76/Route 3 interchange has long been in place. The present site of the proposed Sheetz store is located in the southwest quadrant which, like its reciprocal counterpart property located in the northeast quadrant, is zoned for commercial development, LB Limited Business. As noted in both the 2014 Comprehensive Plan Update and the Township's Zoning Resolution the LB classification promotes "retail shops," and "drive-in or drive-up facilities accessory to a permitted use." (See Plan Chapter 2, Table 2.5 and Section 404 of the Resolution.) Notably, the "purpose," Section 404.1 advocates development of commercial facilities "on the scale of sites to prevent a commercial strip." In applying these factors to the 7+-acre property which has remained undeveloped for as long as it has been so commercially zoned, one could readily envision that the property is large enough to contain just the type of "commercial strip" that the Township discourages in its land use goals. Sheetz proposes a development that will preclude any such strip development; rather, Sheetz will be a single user located on the northern half of the property, leaving the southern half to remain in its natural state. We submit that these facts are consistent with the Comprehensive Plan, the Zoning Resolution and altogether promote a low-impact commercial retail use that best effectuates the Township's zoning scheme.



MANSOUR GAVIN LPA

Medina Township Zoning Department April 26, 2021 Page 2

Reason for Requesting Change

In order to construct its retail store with fuel services located in front, Sheetz proposes the zoning change to the BG classification as better reflecting the appropriate commercial utility of this property in terms of its retail development and function. As the Comprehensive Plan states:

"BG Districts are intended to be compatible and harmonious with adjacent residential uses and to minimize disruption to traffic flow on major arterial highways."

Id. at Table 2.5

Sheetz' experience with over 600 stores across six states directly embodies these BG features: Sheetz captures most of its business from *existing* pass-by traffic; its site geometry and design are safe and efficient in handling vehicular traffic to, through and from its stores; on-site movement of vehicles and pedestrians is similarly safe and efficient. As the three-dimensional renderings show, Sheetz uses top-quality building materials and design for all of its structures, emphasizing a very consistent and handsome architectural aesthetic that is easy on the eyes and fully compatible with all adjacent land uses. Among other things, each store façade is designed to appear attractive, much as if it were the store front itself. Moreover, Sheetz stores are usually located in neighborhoods where residents can take advantage of its nearby services and products; at the same time the Sheetz store is readily accessible to "major arterials." (See Table 2.5.)

In summary, Sheetz offers retail uses that are very well-suited for this interchange location on the one hand, while meeting the aspirations of the Comprehensive Plan and Zoning Resolution by limiting the scale of development of a large parcel that could otherwise lend itself to the commercial strip development Medina Township wishes to discourage. Sheetz stores are well-designed, well-operated, well-maintained and well-received. Sheetz brings sustainable economic benefits and useful services to the community it serves. Indeed, we submit that few if any other commercial users would offer the same single-use investment of such value that will concurrently safeguard against future expansion and in fact preserve much of the natural wetland features and habitat that this property contains.

ery truly yours

Bruce G. Rinker

BGR/mlp Enclosures

NAME	ADDRESS
Fran Battaglia	3787 Abbequille Rd Medina
Rhand a arnoll	2 3178 Hami Hourd Madin
un Michae aca	old 3178 Harriston Ra
TROY GERSPACKE	
MIKE 1 COBSINS	4420 Poolako Ja Moona 4425 C
Roger Singles	4599 Hamilton Pd 44256
Hanry Worls.	4440 Hamulton Rd 44256
Danne Vuche	3471 Wichols RD 44256
Kevin & Patty	2734 Blakes Cee Plvd 44256
Daniel Broh	3939 Cook Rd 44256
Hele Hopliday	4226 Fenn Rd. 44256
Of peresey	2972 Pme A/11 44256
Low Kebal. K	3409 Nichols RD. 44256
Sha Bohne	1180 Pover Dr nedna
ROBERT KOLLAR	2810 BLAKESLEE BLYD
Tim + Delbu Rand	A
TOOK RO	MITA 3 861 Novemberry Dr 44281
Kenny 9 1600	3134 Hood ad
Mi drace Moor	3975 N. Hustington St.
DANOCCARDY	3497 DLD WEYMUTH RD
Soul Boy	3457 Hamlin Rd
Muhili Boy	3457 Hamlin Rd
- , , - /	

NAME	ADDRESS
WILLIAM OSTMANN	3670 HAMILTON RD
Fichard Mischak	4631 Fenn PM
Kevin Buffer	600 Superios Ave., Cleveland 47/14
S'IDNEY BOURKIE	3917 DARTIFORD LN MEDINA, 44256
KEVIN CONJUNOHA	in SHORT NOTAL YES
Holly Mulberin	3775 Foskett Ed Media 4425
Scott Mulkerin	3775 Foskett Rd Medina 44256
Sur Bryenton	1057 C N. Jeffersonneds
Jelizahuk XX anon	3325 Frank, Medai
mary failescal	1964 Silver Ridge Sel.
John Schu	3000 Hamiltonka.
Ehydes Macuga	3146 Champions Way
Viday Della	699 N. HUNTINGTON ST.
anto ha	4599 Hamilton Rd
Jasal / Wilkel	3471 Nichols Rd.
you Morah	4440 NAMILTON Rd
at the same of the	2682 PLAKESLEE BUD
Carol Worth	2682 Blakesler Blod.
Mary Kane Groh	3939 (nk Rd
Le Sha	35d Stony Hill
Juni Worsey	2972 Pine Hell as
Mary anne Mayor	170 Demi Dune Dr.

NAME	ADDRESS
CHUCK ZARANEC	4263 IRONDALE DR.
Kgle ZARANEC	4263 IRONDALE DR.
Sandra G. Duble	301 F Freindship St. Medua
Leggy Jarrel	3757 Foskett Rd.
Elle In Juliut	3035 Hamilton Rd.
MARY AMBROZIAK	2771 Franklin Dr.
Alliss StrogIN	3003 Hood Rd
Leann Wode	3176 Hood Rd
GARY VENE	3803 HAMILTON Rd
CLIFF KOPPMANNI	5385 KENNIAM) 12D
MARYJANE BARLAK	2957 Silver Ridge Trail
PAU BARLAK	· · · · · · · · · · · · · · · · · · ·
Ros GANLLY	3434 Ow Waymount Ro. Meowsty.
Susan McKilonan	3306 Old Weymouth Rd. M.
And Duck	3620 Hunting Ryn
Karen Kudh	(1) (1)
Donna Gates	3454 Hamlin Rd.
Simmy TRaywon	4004 1201950
Rose Dess	4085 PIERCE RD
Mike Ovens	3573 Old Hickory Un
Barbara Guzoski	3853 Renn Rd
William Guzoski	3853 Fenn Rd.

NAME	ADDRESS
Marilyn Metta Graha	en 1292 Welleur Rd.
BOB FINNAN	Grzelle
JUDITH GIOLTZ	3811 NICHOLS RD. MEDINA
DONNA SMITH	3382 OLD WEYMOUTH
GERALD SMITH	3382 OLD WEY MOUTH
Joshua Ebers	3412 Hamilton Rd.
Aug .	
Verry Shirm	
Ongar Skinner	
Eliza bula	5321 Foxfuel Ct.
Gray Sewar	3179 ad waymouth Rd
DIANE Moir	2960 Plum Preek Pkuy
Vanet Payton	4928 Kennebank In
Stephen Dame	3100 Od Weymouth Meding Rup
Kerry Guirbins	3594 Foskettud
Pyan Backo	4901 FRANKLIN BLUD
Junear Wolf	5700 6+4 Avenue
Henry Fourin	In a a
FARROW L. HORNESSY	4578 LONGZUKUS DR MED TUP
IEFF HOOD	3335 RIDGE RD MEDINA
Donna Hood	the set of the set
Maureon Thayser	Zyzy Weynowsky

NAME	ADDRESS
CHRISTINE STERRETT	3892 WEYMOUTH NOODS DR. MEDINA
Philip Sterret	
John Rup	3241 Wildraged Dr.
Alyssa Altuno	4333 Gladden Pl
BOSKRT SEINMET	2 3246 GRANGER MEDINA
Dana Johnson	3298 Foskett RJ. Medina
RAY JARRETT	Foskett RS.
MICHAEL GOLTZ	3811 NICHOUS PD MEDINA
KATHLEEN MCKINLEY	5767
DARRYL Mc KINLEY	4115 BENTWOOD TR. MEDINA TWA.
RICHARD MARC	TOWN HALL
Mighelle E Mischak	4011 Fenn, Rd.
Taluer Stemen	3179 Old Lymnith ld
Edward Em	40 OAKWOOD DE WESTEELD CTR. OH.
Diane Bruce	14950 LENDY Dr Strongsville OH MEDINA
ANDREA JIRKA	5289 WINDCHIME De. MEDINA
DAN DAURNZE	3283 Ham ten Ul Marina
Richard CLARK	3366 OLD WEYMOUTH MEDILA
hugaret rannelli	
DORIS YEL	2755 Fosfelt Drive Medica
Pau Bensu	3326 Frank Rel Medn
Paul Steinle	3257 Hawlin Rd, Medine

Stan Mayer	170 Dem, Dune Dr
Beth Kociuba	7640 Hi-View Dr
Evelyn Bohner	1150 Daver Dr.
	40 4260 Irondal Dr
Jo Swank	4260 transale Dr.
Adan Way	3852 Hylkman KJ
Vivier Bang	4251 Hamton Rd
Javid Mandsky	4251 Hamulton Rd.
John Romite	386 Woodberry Av
BRIAN ORIANS	2861 FRANKLIN DR., MED. TWP.
Kimberly Moon	3975 N. Hunting ton St.
mac Kamusky	3823 COOK RD.
Mary Valery	2995 Pine Hill De
Joe BUKSELLIND	4 10 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
Shanely R. Borsellis Denvis Nexte	or 3399 Hamilton Road
Denvis Nexte	Coocho
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NAME	<u>ADDRESS</u>
Scott Berson	3326 Frantz
Susan Trantisak	3501 Stony Hill Rd
	(Bothang Line
Kevin Stanowick "	1 "
	50 Hickoryauch Dr
Sandie Apana	3993 Doyleg Trail
LORRIE SIROCKY	3897 HUFFMAN RD.
NICK BAVANS	8266 Friends VILLE, RA
Kum Buchek	4085 Cook Rd
18/2	3480 Cool Ad
CANDIS DISCH	3055 FRANTZ RD
T.	

NAME	ADDRESS
MAH Shepard	4255 TAILT-RES T1. 44256
Dorothy Thomas	397/ Rivendale Dr. 44256
JIM PAVLESCAK	2964 SILVER RIDGE TRL 44256
Josette VANKES	Old Waymouth Din 44250
Richard Patars	3749 Foskistt
CHRIS MUNI	2727 Weymosth Rl 44256
DOHN MUNI	2727 Waymosth Rd 44256
Dehopali Terrell	4692 Who Hall RD 44356
Selly Shubridge	2934 Tompkins Rd. 44256
Jack W Main	2651 Blakeslee Blid 44256
Fin & Incly grah	3/33 BENNICK DR. 44256
El Shustel	3475 Old Waymeth Rd 44256
EMILY COPPORT	3838 Weymouth Woods Dr
Bill Mayor	3555 (FOX RD 44256
Hop Kingers	7656 RIAKESCHA
as Borolle	3875 COOK RD.
Sandra Bill	3414 HAMLIN
Jan Bilek	ic e
Chris Cameron	3500 Caok 10
	

BOARD OF TRUSTEES AUGUST 16, 2021 PUBLIC HEARING

N	Al	М	F
	/ N		_

ADDRESS

LANCE BRENNAN	3434 MAONLIAN RD
Ellen Lawer	4069 Pierce Pd.
John Johnston	2951 Ham In Rol
Jan Okeson,	3755 Weymouth Wood Dr.
Sal Shritt	3600 WEYMOTH KOUS DR. MEJING
Staary Mitchell	2882 Blakedee Blut
Demolte Stanow	de 2591 Bethany Ln
Som Morgas	3775 weymouth words DN
FRANK BALUCH	10340 NORWALK RD LITCHTSIET
JAMES APANA	3993 DOGLEGTE
Block K-CH DISTOPHER	4/60 CODTHEY DE.
	386/ WOODBORNARIUS
Joseph J. Hneby	3740 Remsen Rd
Mesle Later	Proceeders Officer
med 120	4085 Cook RD
airela aashiri	900 Dawn C+
marleneshurgh	3200 Old Wey mouth
Block Sheell	3200 OW WEYHOUTH
Com a something	3839 Whermouth Wood Dr
Kut Kathage	3839 Weynouth Wood Dr 4289 Pine Jales
Thoris Can	

NAME	ADDRESS
tric Smith	3382 Ow Weymoury &
hirh Smith	3382 OUD Weynouth ED
PARICK Brown	4576 FOOTE FD.
BRAD THOMAS	3971 RIVENDALE RD
Steve promptiels	5501 Bonch Rd
Callet KisHewicz	3320 Hambtoo Re
MAH GALLA	2503 Hamiltonin
RICK HICKS	3140 FRANTZ Rd.
Philip M PASANIC	2671 Plateslee Blyd
Cynthia Evanko	3736 HOOD R.A.
JAMES GATES	3454 HAMLIN RD.
Zoriana Peters	3149 Foskett Rel
Judy Johnston	2951 Hamlin Rol-
Audrey Schmitt	3900 Wey mouth woods Dr.
DEAT CAMIN	2920 STOMPLLINS
LYUN SCHREIBER	2724 WEYHOUTH RD
Jeff Ja	3909 WEYMOUTH WOODS
Janice Skrinska	3475 Old Weymouthild. 840 LAFAYETTZ FIZ
DARRYL MOVATE	870 LAFAYETTZ 73
Jocelyn Coppock	3838 Waynouth Wood, P.
Joan Hruby	3740 Remsen Rd