

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
October 19, 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 Kuharik, Teeuwen, Apana and Strogin were in attendance. Traves was absent. Alternate member Richard Marco Sr. sat in for a full Board. Alternate Mitch Piskur was 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 October 28, 2021 at 7:00 p.m. The Trustees are now requiring any/all applicants or representative thereof to attend the Trustees meeting in person.

Approval of the September 21, 2021 minutes. Ms. Teeuwen made a motion to approve the September 21, 2021 minutes as written. It was seconded by Mr. Apana.
ROLL CALL-Teeuwen-yes, Apana-yes, Kuharik-yes, Marco Sr.-abstain, Strogin-yes.

TABLED ITEMS

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

Mr. Briola from Northcoast Sign & Lighting was present to represent Phoenix Health & Fitness LLC. The nature of this business is personal fitness training.

Mr. Kuharik made a motion to approve the change of use for Phoenix Health & Fitness LLC to be located at 3725 Medina Rd. Suite #106 as presented. It was seconded by Mr. Apana.

ROLL CALL-Kuharik-yes, Apana-yes, Teeuwen-yes, Marco Sr.-yes, Strogin-yes.

The next request was for signage. The first sign being requested is a 24 sq. ft. wall sign.

Ms. Teeuwen made a motion to approve a wall sign for Phoenix Health & Fitness located at 3725 Medina Rd. Suite #106 not to exceed 24 sq. ft. as presented. It was seconded by Mr. Kuharik.

ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Mr. Briola stated the last signage request was for a 3.67 sq. ft. tenant panel to be placed on the existing pylon sign.

Ms. Teeuwen. made a motion to approve a tenant panel sign to be placed on the existing pylon sign for Phoenix Health and Fitness located at 3725 Medina Rd. Suite #106 as presented. It was seconded by Mr. Kuharik.

ROLL CALL- Teeuwen-yes, Kuharik-yes Apana-yes, Marco Sr.-yes, Strogin-yes.

SITE PLANS

Canyon Reserve Replat at Lake Medina Reserve

Mr. William Bailey from LMR Acquisitions, Inc. was present to represent Canyon Reserve. Chair Strogin stated this subdivision is connected to Lake Medina Reserve. Mr. Bailey stated ZI Ridgely wanted him to replat subplot 2 into block 1 as part of it was in block 2; and subplot 22 needed to be moved out of the setback and into block 2. He continued the owners of subplot 3 wanted their home tilted more towards the lake so that was done. Then sublots 15-21 were just realigned. This replat was also approved by the Medina County Planning Commission. Chair Strogin stated the mylar, when completed, would be signed by the Zoning Inspector.

Mr. Kuharik made a motion to approve the Replat of Canyon Reserve at Lake Medina Reserve creating sublots 1A through 3A inclusive, Sublots 18A-22A inclusive and Block "B-2" as presented. It was seconded by Mr. Marco Sr.
ROLL CALL- Kuharik-yes, Marco Sr.-yes, Teeuwen-yes, Apana-yes, Strogin-yes.

Northside Christian-Medina Campus-3721 Pearl Rd.

Mr. James Briola from Northcoast Sign & Lighting was present to represent the signage requests for Northside Christian Medina Campus. The first request was for an 80 sq. ft. wall sign.

Mr. Kuharik made a motion to approve a wall sign for Northside Christian-Medina Campus located at 3721 Pearl Rd. not to exceed 80 sq. ft. as presented. It was seconded by Ms. Teeuwen.
ROLL CALL- Kuharik-yes, Teeuwen-yes, Marco Sr.-yes, Apana-yes, Strogin-yes.

Mr. Briola stated the second request is for 9.28 sq. ft. tenant panel to be placed on the existing identification sign.

Mr. Apana made a motion to approve a tenant panel sign for Northside Christian-Medina Campus located at 3721 Pearl Rd. not to exceed 9.28 sq. ft. as presented. It was seconded by Ms. Teeuwen.
ROLL CALL- Apana-yes, Teeuwen-yes, Marco Sr.-yes, Kuharik-yes, Strogin-yes.

Key Bank-2577 Medina Rd.

Mr. Daniel Lesko was present to represent Key Bank and their signage requests. He stated before the Commission ^{there} are 4 amended sign applications pursuant to the drive up ATM kiosk for Key Bank. The Commission approved the kiosk back in August 2021.

Mr. Lesko continued; the original signage request was denied by the Commission as well as the BZA. The applications before the Commission this evening are all under 4 sq. ft.

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The first sign being requested is for the left side of the kiosk. It is 3.45 sq. ft. and will be internally illuminated.

Mr. Kuharik made a motion to approve a directional sign (application A) to be placed on the Key Bank ATM located at 2577 Medina Rd. not to exceed 3.45 sq. ft. as presented. It was seconded by Mr. Apana.

ROLL CALL-Kuharik-yes, Apana-yes, Teeuwen-yes, Marco Sr.-yes, Strogin-yes.

The second sign is for the right side of the kiosk. It too is 3.45 sq. ft. and will be internally illuminated.

Mr. Kuharik made a motion to approve a second directional sign (application B) to be placed on the Key Bank ATM located at 2577 Medina Rd. not to exceed 3.45 sq. ft. as presented. It was seconded by Ms. Teeuwen.

ROLL CALL-Kuharik-yes, Teeuwen-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Mr. Lesko stated the next request is a non-illuminated, dual-sided ground directional sign.

Ms. Teeuwen stated the total square footage of the sign is 2.668 sq. ft. and the motion should reflect the correct signage. Chair Strogin stated she was not that concerned as long as the sign was under the 4 sq. ft permitted.

Ms. Teeuwen made a motion to approve a ground directional sign (application C) to be located at the entrance of Plaza 71 on the Key Bank parcel for the Key Bank ATM located at 2577 Medina Rd. not to exceed 2.668 sq. ft. as presented. It was seconded by Mr. Kuharik.

ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Mr. Lesko stated the last request is not a branded sign; it is a plate that hangs over the ATM lane to state what the vertical height clearance height is.

Mr. Kuharik made a motion to approve a directional sign (vertical height clearance (application D) for the Key Bank ATM located at 2577 Medina Rd. not to exceed 1 sq. ft. as presented. It was seconded by Ms. Teeuwen

ROLL CALL- Kuharik-yes Teeuwen-yes, Marco Sr.-yes, Apana-yes, Strogin-yes.

Gridiron Guys-3950 Pearl Rd.

Mr. Bill Lonjak was present to address the Commission. He stated Gridiron Guys is requesting a 31.5 sq. ft. digital sign. Chair Strogin asked for the record if Mr. Lonjak was made aware of all the conditions for a digital sign. i.e., no blinking, only can change every 60 seconds etc. Mr. Lonjak stated yes, ZI Ridgely explained it all to him.

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Ms. Teeuwen asked about the property lines in relation to the placement of the signs. She said there were no dimensions on the application. Mr. Lonjak assured the Board that he met the setbacks as the sign would be located in the parking lot but would provide those measurements to the Zoning Inspector. Chair Strogin stated the sign must be located a minimum of 10 ft. from the road right of way.

Ms. Teeuwen made a motion to approve a 31.5 sq. ft. digital sign 6' in height for Gridiron Guys located at 3950 Pearl Rd. Sign must be located a minimum of 10 ft. from the road right of way. It was seconded by Mr. Kuharik.

ROLL CALL- Teeuwen-yes, Kuharik-yes, Marco Sr.-yes, Apana-yes, Strogin-yes.

The next sign request was for a 79.016 sq. ft. wall sign. The linear frontage is 105 ft. Mr. Lonjak stated the name "Gridiron Guys" would be in the middle with the words Roofing and Siding to the left of their name and the words Window and Doors on the other side of their name.

Chair Strogin interjected the original request was for 3 signs but that is not permitted per code, so they combined the signs into 1 sign just shy of the 80 sq. ft. permitted.

Mr. Kuharik made a motion to approve a wall sign for Gridiron Guys located at 3950 Pearl Rd. not to exceed 79.016 sq. ft. as presented. It was seconded by Ms. Teeuwen.

ROLL CALL-Kuharik-yes, Teeuwen-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Chair Strogin stated the side yard distance dimensions must be provided to the zoning inspector to ensure compliance with the zoning code requirements before any permit is issued.

Edward Jones Investments-3443 Medina Rd.

Ms. Tonya Jefferson from LAAD Sign & Lighting was present to represent Edward Jones signage requests. The first request was for a 3.78 tenant panel to be placed on the existing identification sign.

Mr. Kuharik made a motion to approve a tenant panel to be placed on the existing identification sign for Edward Jones Investments located at 3443 Medina Rd. not to exceed 3.78 sq. ft. as presented. It was seconded by Mr. Apana.

ROLL CALL-Kuharik-yes, Apana-yes -yes, Marco Sr.-yes, Strogin-yes.

The second request is for a 3.14 directional sign which would be non-illuminated and located on the building.

Ms. Teeuwen made a motion to approve a directional sign for Edward Jones Investments located at 3443 Medina Rd. not to exceed 3.14 sq. ft. as presented. It was seconded by Mr. Kuharik.

ROLL CALL- Teeuwen-yes, Kuharik-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Wal-Mart-4141 Pearl Rd.

Mr. Ben Dariano from WD Partners was present to represent Wal-Mart's signage requests. He stated all the existing wall signs on the Wal-Mart building would be removed. There are currently 7 signs on the building. The total signage is 462 sq. ft. and that would be reduced to 379.53 sq. ft. There will be 11 new wall signs so that is being increased from the 7 signs there currently. But of the eleven, five of them are solely to renumber the bays in the automotive center.

Chair Strogin stated the that when signage was approved for Wal-Mart due to the size of the building; they were given 475 sq. ft. which Wal-Mart could divide up any way they wanted to but that was the total amount of signage they could have. The original request was for a 1,000 sq. ft.

Mr. Dariano stated the first wall sign request is for the main sign which would be 198.19 sq. ft. The sign will be lit.

Ms. Teeuwen made a motion to approve a wall sign (Application A) for Wal-Mart located at 4141 Pearl Rd. not to exceed 198.19 sq. ft. as presented. It was seconded by Mr. Kuharik.

ROLL CALL-Kuharik-yes, Teeuwen-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

The next sign request was for a 59.77 wall sign. This sign would replace the existing Home and Pharmacy sign which was 61.85 sq. ft. This sign would not be lit.

Mr. Kuharik made a motion to approve the wall sign (Application B) for Wal-Mart located at 4141 Pearl not to exceed 59.77 sq. ft. as presented. It was seconded by Mr. Marco Sr.

ROLL CALL-Kuharik-yes, Marco Sr.-yes, Teeuwen-yes, Apana-yes, Strogin-yes.

The next sign request was for a third wall sign. This would be a new "pick up" sign. It will be lit. The original sign was 65.43 would be reduced to 32.22 sq. ft.

Ms. Teeuwen made a motion to approve a wall sign (application C) for Wal-Mart located at 4141 Pearl Rd. not to exceed 32.22 sq. ft. as presented. It was seconded by Mr. Kuharik-yes.

ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

The next sign request was for a fourth wall sign. The existing "market" sign would be removed and a new "market" sign" would be 18.40 sq. ft. This sign will not be illuminated.

Ms. Teeuwen made a motion to approve a wall sign (application D) for Wal-Mart located at 4141 Pearl Rd. not to exceed 19.40 sq. ft. as presented. It was seconded by Mr. Kuharik-yes.

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ROLL CALL-Teeuwen-yes, Kuharik-yes, -yes, Marco Sr.-yes, Strogin-yes, *Apana-yes* .

The next sign request was for a fifth wall sign. This is a brand-new sign, and the size would be 17.15 sq. ft. The wording on the sign would say “autocare” with an arrow. This sign would be illuminated.

Mr. Kuharik made a motion to approve a wall sign (application E) for Wal-Mart located at 4141 Pearl Rd. not to exceed 17.15 sq. ft. as presented. It was seconded by Ms. Teeuwen.

ROLL CALL- Kuharik-yes Teeuwen-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

The next sign request was for a sixth wall sign. This sign would also read “autocare” but without the arrow. The size of the sign is 13.91 sq. ft.

Mr. Kuharik made a motion to approve a wall sign (application F) for Wal-Mart located at 4141 Pearl Rd. not to exceed 13.91 sq. ft. as presented. It was seconded by Ms. Teeuwen.

ROLL CALL- Kuharik-yes Teeuwen-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

The next sign request was for 5 wall signs. The existing wording “tires and lube” would be taking off the bays in the automotive center. The bays now would be numbered 1-5. The size of each sign was 6.25 sq. ft. each.

Ms. Teeuwen made a motion to approve 5 wall signs (application G) for Wal-Mart located at 4141 Pearl Rd. not to exceed 6.25 sq. ft. each as presented for a total of 32.15 sq. ft. It was seconded by Mr. Kuharik.

ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Wildflower Dispensary-2835 Medina Rd.

Chair Strogin stated this is a medical marijuana dispensary. Such facilities have to be awarded a permit from the State. In order to get that permit from the State, they also need a permit from the Township that the building and site meet zoning approval. We have been through this before when such a business wanted to locate in plaza 71. The Township received an opinion from the Prosecutor’s office that this type of business is a legal, retail use and therefore a permitted use for that location.

She continued the individuals who applied previously applied for two dispensary locations: one in Plaza 71 and one in Lorain County. At that time only 20 such facilities were allowed in the state of Ohio. They received approval for the facility in Lorain but Medina. Now the State has released additional licenses to have additional facilities. The application you have before you is the application for Medina County.

However, the following email was received by the applicant, Mr. Tom Hobson:
Hi Elaine

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Unfortunately I will not be going tonight's Zoning Commission meeting. I reached out to the property owner and he has indicated that he will not sign the authorization until he is back in the United States. That isn't until the first part of November...

ZI Ridgley has asked for the applications back so she can hold on to them until if/when the property owner authorizing s his permission for the applicant to move forward. The Commission members gave back the applications for Wildflower Dispensary.

Ms. Teeuwen made a motion to table the application for Wildflower Dispensary until the Commission's December meeting date. It was seconded by Mr. Kuharik.

ROLL CALL-Teeuwen-yes, Kuharik-yes, Apana-yes, Marco Sr.-yes, Strogin-yes.

Chair Strogin stated regarding last month's meeting for the sign for the "Garden Center" for TSC, the applicant stated he did have a zoning permit for the sign. However, the next day the applicant called and apologized as the permit he had was for the building addition not the sign for TSC's Garden Center. Therefore, he will be heard in front of the BZA tomorrow evening.

Having no further business before the Board, the meeting was officially adjourned at 8:53 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson

MEDINA TOWNSHIP

ZONING COMMISSION MEETING

MEETING HELD 10-19-21

<u>NAME</u>	<u>ADDRESS</u>
Ben Daviano	7007 Wisconsin Blvd. Dublin, OH
JIM PRIDLA	310 N. BROADWAY ST, MEDINA
RICHARD MARCO	STAFF
MITCH PISKUR	3970 Hamilton Rd
Angel Abshine	900 Dawn Ct #35 Medina
Linda Markols	3097 St Rt 59 Huron
Bill Loujak	# 3950 Pearl Rd Medina
DANIEL LESKO	4910 Tiedeman Rd.
BONNIE TEEGLEN	STAFF
Bob Bry	3750 Medun Lane
Charles Clausing	1077 Gentry Dr. Medina
Allies Spocutt	STAFF
JAMES APANA	STAFF
Ron Kuharik	STAFF