

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/REGULAR MEETING
JANUARY 18, 2022**

Acting Chairperson Alliss Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:01 p.m. Permanent Board members Kuharik, Marco Sr. and Strogin were in attendance. Mr. Apana was absent. Alternate member Mitch Piscur was absent.

ORGANIZATIONAL MEETING

Election of Officers

Acting Chairperson Alliss Strogin called for nominations for Chairperson.

Mr. Richard Marco Sr. made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2022. It was second by Mr. Kuharik. The nominations were closed.

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

Chair Strogin then called for nominations for Vice Chairperson.

Mr. Marco Sr. made a motion to nominate Mr. Kuharik as Vice Chairperson of the Zoning Commission for the calendar year 2022. It was second by Chair Strogin. The nominations were closed.

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

Set hearing dates/Confirm hearing posting

The Commission stated they would continue to meet on the 3rd Tuesday of the month at 7:00 p.m. Posting of the meeting would be placed on the Town Hall marquee, website and The Gazette accordingly.

The minutes of the December 21, 2021 Zoning Commission meeting were approved as written. The organizational meeting was closed at 7:07 p.m.

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:07 p.m. Permanent Board members Kuharik, Mr. Marco Sr. and Strogin were in attendance. Alternate member Mitch Piscur was absent.

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 was set for February 3, 2022 at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

SITE PLANS

Easter Seals Northern Ohio-5041 Victor Dr.

Ms. Beverly Richards represented Easter Seals Northern Ohio. She stated they wanted to open up a location in Medina. This facility is a day center for adults with disabilities. We pick up the individuals, they stay with us for the day and do various activities and then we take them home. The days of operation Mon.-Friday

Mr. Kuharik made a motion to approve the change of use for Easter Seals Northern Ohio to be located at 5041 Victor Dr. It was seconded by Mr. Marco Sr.
ROLL CALL-Kuharik-yes, Marco Sr.-yes, Strogin-yes.

The next two requests were for signage. Ms. Richards stated the first sign was for a face replacement on the existing pylon sign. The total square footage is 5.67 sq. ft.

Mr. Marco Sr. made a motion to approve a tenant panel sign to be placed on the existing pylon sign for Easter Seals Northern Ohio located at 5061 Victor Dr. not to exceed 5.67 sq. ft. as presented. It was seconded by Mr. Kuharik.
ROLL CALL- Marco Sr.-yes, Kuharik-yes Apana-yes, Strogin-yes.

The second sign being requested was for a directional sign to be placed next to the door Ms. Richards stated that sign would be 0.5 sq. ft.

Mr. Kuharik made a motion to approve directional sign for Easter Seals Northern Ohio located at 5061 Victor Dr. not to exceed .5 sq. ft. as presented. It was seconded by Mr. Marco Sr.
ROLL CALL-Kuharik-yes Marco Sr.-yes, Strogin-yes.

Pearl Rd. Maggie Marie LLC-PP#026-06A-15-032

Mr. Nathan Deidrick was present to represent Pearl Maggie Marie LLC. Mr. Hostetler from Wooster Building LLC was to be present but the whole family has COVID. He stated the formal business name is Deidrick Plumbing. It would be located the corner of Maggie Marie and Pearl Rd. The nature of the business is a plumbing operation.

Mr. Deidrick stated he was planning on housing his equipment and an office inside the building. It is commercial plumbing, so it is not open to the public.

Chair Strogin stated on the plan it states all-natural landscaping but when I pull up the topo it is nothing but weeds. Mr. Deidrick stated he pulled up a picture of the property on google maps and put where the building and the trees. Chair Strogin interjected that the picture she pulled up does not show many trees on the property. Mr. Deidrick stated behind the building is all floodplain and he is not allowed to touch that. By the west side

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of the building is a gas line and trees up over in that area, I don't want to take down any trees that I don't have to.

Chair Strogin stated the pictures from tax map in 2020 look nude of any vegetation. Mr. Deidrick stated it looks nothing like that today I promise you. Chair Strogin stated the zoning code calls for landscaping. This is a corner of a very major intersection in our township going into a high value subdivision in the township. We need landscaping per the code. On Pearl Rd. the code requires 15-20 ft. of landscaping outside the road right of way. The code says a tree of 50 ft. but I'm not that concerned about that as I am about having formal landscaping in the front.

Mr. Deidrick stated there is a ~~dry~~^{wet} retention basin located there for Maggie Marie. There is nothing I can do with the retention basin. Chair Strogin stated the weeds all around it need to be cut down. There needs to be landscaping on the northwest side of the building. Mr. Deidrick continued there was also a flood plain on the property that could not be touched as well. From the corner of the building on the northwest side heading south is all flood plain. Mr. Deidrick stated he was willing to cut down the weeds and tall grass, but the rest is basically all flood plain.

Chair Strogin stated its true you cannot do anything with the flood plain however, the 4 ft. high weeds can be addressed. Mr. Deidrick stated he understood and was not planning on leaving the weeds but would address them. Chair Strogin stated that was great but all it states on the site plan submitted is natural landscaping and what is currently there does not meet the zoning code criteria.

After much discussion, the Commission as a whole decided that since an important part of the site plan review was lacking (landscaping) that they would table the plan so Mr. Deidrick could submit that information if he wanted to still get approval for his business at the next Commission meeting in February.

Chair Strogin told Mr. Deidrick to review the criteria, speak with the zoning inspector and submit a landscaping plan by February 4, 2022 if he wanted to be on the February 15, 2022 Commission meeting. She commented there are water friendly plants/bushes that could accommodate the type of soil around a flood plain/retention area. There needs to be landscaping on Pearl Rd. and Maggie Mae to soften the building. If he needed to, there are competent landscapers in the Township that could also be contacted to see what they would recommend for planting.

Mr. Kuharik made a motion to approve the table the change of use for Pearl Maggie Marie LLC to be located at the corner of Maggie Marie and Pearl Rd. until February 15, 2022 at 7:00 p.m. due to the lack of a landscaping plan. It was seconded by Mr. Marco Sr.

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

Henderson Financial Services-4018 Medina Rd. Suite C

Mr. Jeff Brandon was present to represent Henderson Financial Services. He stated they would be leasing space (Suite C) in the Third Federal Plaza which is on Rt. 18 and Foote Rd. We will be in at a later date for signage.

Mr. Kuharik made a motion to approve the change of use for Henderson Financial Services to be located at 4018 Medina Rd. Suite C as presented. It was seconded by Mr. Marco Sr.

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

Northeast Ohio Eye Surgeons-4463 Weymouth Rd.

Mr. Dave Sterrett from Medina Signs was present to represent Northeast Ohio Eye Surgeons sign request. The sign being requested is an 8.375 sq. ft. tenant panel to be placed on the existing ground sign.

Mr. Marco Sr. made a motion to approve a tenant panel to be placed on the existing ground sign for Northeast Ohio Eye Surgeons to be located at 4463 Weymouth not to exceed 8.375 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

APPC Plumbing-3247 Pearl Rd.

Mr. James Briola from Northcoast Sign & Lighting Services was present to represent APPC Plumbing sign request for a digital sign. He said they would just be replacing the cabinet and putting in a digital sign. Chair Strogin reiterated the regulations for digital signage in the Township and asked that Mr. Briola review them before the final sign is made, purchased and erected.

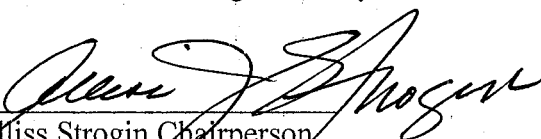
Mr. Kuharik made a motion to approve the replacement of the cabinet on the existing ground sign to a digital reader (sign) for APPC Plumbing located at 3247 Pearl Rd. not to exceed 26.46 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

Chair Strogin stated Commission member Traves has been suspended for 60 days by the Township Trustees. A hearing will take place on February 10, 2022 if Commission members want to attend and participate. Chair Strogin also thanked the Police Chief for his attendance at this meeting.

Having no further business before the Board, the meeting was officially adjourned at 7:56 p.m.

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson