

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
November 16, 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, Traves and Strogin were in attendance. Apana was absent. Alternate member Richard Marco Sr. sat in for a full Board. Alternate member Mitch Piskur was not in attendance.

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 November 24, 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 October 19, 2021 minutes. Mr. Kuharik made a motion to approve the October 19, 2021, minutes as amended It was seconded by Ms. Teeuwen.  
ROLL CALL- Kuharik-yes, Teeuwen-yes, Marco Sr.-yes, Traves-abstain, Strogin-yes.

**TABLED ITEM**

**Wildflower Dispensary-2835 Medina Rd.**

Chair Strogin stated this site plan was tabled last month pending written consent from the property owner who was out of the county. Since that time, the applicant was unable to obtain written consent from the property owner (Plaza 71) and therefore is withdrawing his application for this site. The applicant is however, looking at another location in the Township though no application has been submitted at this time.

Mr. Traves made a motion to withdraw the application for Wildflower Dispensary per the applicant's request. It was seconded by Ms. Teeuwen.  
ROLL CALL- Traves-yes, Teeuwen-yes, Kuharik-yes, Marco Sr.-yes, Strogin-yes.

**SITE PLANS**

**MGD Flooring America-3812 Pearl Rd.**

Mr. Carl May from Medina Signs was present to represent MGD Flooring America signage requests. He stated that the requests were just for face changes of the existing signage. The size of the signs would not change, nor would they be requesting any further signage. Mr. May stated the first sign being requested is a 17.93 sq. ft. wall sign. The business has 107 feet of linear frontage.

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Mr. Kuharik made a motion to approve the refacing of the existing wall sign (Application A) for MGD Flooring America located at 3812 Pearl Rd. not to exceed 17.93 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

Mr. May stated the next sign request was for another wall sign. The size of the sign would be 21.68 sq. ft. This sign would reflect the wording kiba studios/Kitchen and Bath.

Ms. Teeuwen made a motion to approve the refacing of the existing wall sign (Application B) for MGD Flooring located at 3812 Pearl Rd. not to exceed 21.68 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

Mr. May stated the next sign request was for another wall sign. The size of the sign would be 17.32 sq. ft. This sign would reflect the wording MGD Flooring America/kiba studios/Kitchen and Bath.

Mr. Kuharik made a motion to approve the refacing of the existing wall sign (Application C) for MGD Flooring located at 3812 Pearl Rd. not to exceed 17.32 sq. ft. as presented. It was seconded by Ms. Teeuwen.

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

Mr. May stated the next sign request was for a tenant panel to be placed on the existing identification sign. The size of the sign would be 18.38 sq. ft. This sign would reflect the wording read kiba studios/Kitchen and Bath.

Ms. Teeuwen made a motion to approve a tenant panel to be placed on the existing identification sign (Application D) for MGD Flooring located at 3812 Pearl Rd. not to exceed 8.38 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

**Brendel Eye Care-4087 Medina Rd. Suite #200**

Ms. Lindsey Foster from LS Architects Inc. was present to represent Brendel Eye Care. As the name implied it would be an eye care operation.

Mr. Kuharik made a motion to approve the use for Brendel Eye Care to be located at 4087 Medina Rd. Suite #200 as presented. It was seconded by Mr. Traves.

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

The next request was for signage. Mr. Paul Brilla form Fastsigns Medina was present to represent Brendel Eye Care sign request. Mr. Brilla stated the request is for a 6.25 sq. ft, tenant panel sign.

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Ms. Teeuwen made a motion to approve a tenant panel to be placed on the existing ground sign for Brendel Eye Care located at 4087 Medina Rd. not to exceed 6.25 sq. ft. as presented. It was seconded by Mr. Kuharik.

ROLL CALL- Teeuwen-yes, Kuharik-yes, Traves-yes, Marco Sr.-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. The request was just the refacing of the existing wall sign to reflect the new name. The size, height and location of the sign would remain the same.

Chair Strogin stated Thrill Pointe was granted a 20.7 ft. variance for the I-71 wall sign facing east to be 106.7 sq. ft. They were denied a 20.7 sq. ft. variance request for the south facing wall sign. Therefore Mr. Haddad is here this evening to request the name change to reflect the new business for the south facing wall sign.

Mr. Kuharik made a motion to approve the re-facing of the existing wall sign to reflect the new name of the business Thrill Point Motor Sports located at 3057 Eastpointe Dr. not to exceed 79.6 sq. ft. height as presented. It was seconded by Mr. Traves.

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

**Salon & Spa-PP#026-06D-32-292 (Carrick Drive)**

Mr. Kevin Robinette from Robinette Architect, LLC was present to represent the site plan request for a salon and spa to be located on Carrick Dr. The owner does not want to be identified at this time, so the approval is just for the use of this business. The owner has an existing business in Medina Township but there is a lease involved; so, until that is resolved she does not want the name of the spa to be revealed at this time.

Mr. Robinette stated the owner has purchased a property a little over two acres on Carrick Dr. It is a unique piece of property. It is a sloping peninsula into the existing Lake. The intent is to build a salon and spa; 3,600 sq. ft. at the main level and 1,600 sq. ft. at a lower level. There will be 40 parking spaces: 14 for staff and 16 for clients. Chair Strogin stated the requirement was 25 and there will be 40.

Mr. Robinette said the building would be very visible from Rt. 18; and would consist of a very modern structure which is what the owner wants as her branding image. The shape and terrain of the site is very simple and modern. The parking lot will run parallel to the property line right up to the setback and subsequently the building is as close to the parking lot as one can get. With the topography and terrain and the natural appearance of the site; we are trying to minimize the footprint of the parking lot and building and maximize the naturalness of the site and the lake. We want to take advantage of the nature of the site as well as the lake as the business model.

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Chair Strogin stated for the record that on March 12, 1997, Waterford Properties requested a 25 ft. variance from the side yard widths to be able to split a property through the existing lake. The variance was granted by the BZA.

Mr. Traves stated, as part of the site plan review criteria in the zoning code, the plan is to show the existing trees a foot in diameter or larger. You have a notation of 34 existing trees on the plan but there is no tree location. Mr. Robinette stated he has not had a survey done; so, he did not have the specific location of the trees. The intent is to keep as many trees as possible but have visibility from Rt. 18.

Mr. Traves went on about the requirement of having a landscape plan as part of the site plan approval. Mr. Robinette stated we show some arborvitae as screening. Mr. Traves stated a landscape plan is a requirement of the code. How can we hold you accountable to do landscaping if it is not part of your plan?

Mr. Robinette stated he understood what Mr. Traves was saying but this is not a traditional commercial building. It is a very naturalized, existing landscape. The intent is to utilize the existing natural landscape. The only landscaping shown on the plan is the 5 ft. strip between the face of the building and the entry wall and the sidewalk and the parking lot. There is a grouping of arborvitae as a screening between the clients parking lot and the staff parking lot as well as screening around the dumpster. Besides that, we have gravel around the perimeter of the building and the rest of it will be natural. This is not a traditional landscape plan because we are utilizing the natural site.

Mr. Traves stated for the record that this “technically” does not meet the code but due to the uniqueness of the site he understood that this was not a traditional commercial site. Mr. Traves asked for the record, if Mr. Robinette went through the site plan review criteria of the Medina Township Zoning Resolution. Mr. Robinette stated yes, he did, but this site was unique in nature and the owner wants to take advantage of the natural beauty of the property.

Mr. Traves stated we as a board have to operate under a set of regulations. We have to recognize this does not meet our code from the standpoint of the site plan criteria. Mr. Traves again asked if Mr. Robinette went through the site plan review criteria. Mr. Robinette stated yes, he looked through it. Mr. Traves stated he personally goes through everything when submitting to a governmental agency. Mr. Traves then asked about the bond requirements and if the Township was actually requiring those per the code.

Chair Strogin stated the bond is brought into play when the zoning certificate is issued. Chair Strogin stated due to the uniqueness of the site, she felt the plan met the spirit and intent of the code. The majority of the Commission agreed that the site plan met the spirit and intent of the code.

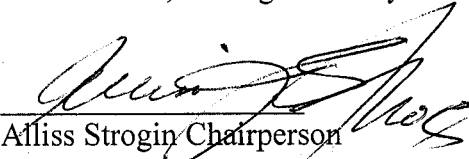
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Ms. Teeuwen made a motion to approve the use for a Salon & Spa to be located on PP#026-06D-32-292 (Carrick Drive) as presented. It was seconded by Mr. Kuharik  
ROLL CALL- Teeuwen-yes, Kuharik-yes, Traves-yes, Marco Sr.-yes, Strogin-yes.

Having no further business before the Board, the meeting was officially adjourned at 7:54 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson