

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
FEBRUARY 15, 2022**

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

The minutes of the January 18, 2022 Zoning Commission meeting were approved as amended.

TABLED ITEM

Deidrick Plumbing-PP#026-06A-15-032

Mr. Nathan Deidrick was present to represent Deidrick Plumbing. This business is going to be located at the corner of Maggie Marie and Pearl Rd. 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 this item was tabled last month due to a lack of a landscaping plan. Mr. Deidrick has now produced a landscape plan with this application. Mr. Deidrick stated twenty feet off right of way from the retention basin on Pearl all the way around to Maggie Marie there would be grass and trees planted. There would also be landscaping around the building.

Chair Strogin asked about the existing weeds. Mr. Deidrick stated those would be removed and the area would be maintained. Chair Strogin stated for the record that there is limited landscaping being done due to the flood plain and existing retention basin on this property. Mr. Deidrick also pointed out there is a gas line on the property as well. Chair Strogin stated usually there is a 20 ft. easement around a gas line for maintenance/emergency purposes.

Mr. Kuharik made a motion to approve the change of use for Deidrick Plumbing to be located at the corner of Maggie Marie and Pearl Rd. (PP#026-06A-15-032) as presented. It was seconded by Mr. Marco Sr.

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

SITE PLAN

Storage Unit Business-PP#026-06A-15-031

Mr. Ondrejcek from Longitude Holdings II addressed the Commission. He stated Longitude Holdings wants to build a self-storage unit business at PP#026-06A-15-031. The property is between Remsen and Maggie Marie on Pearl Rd. The purchase of this property is contingent on getting approval for this business. The business will consist of an office up front marked A on the site plan consisting of 900 sq. ft. and the 5 storage unit buildings as follows: unit B-7,500 sq. ft. C-7,500 sq. ft. D-6,300 sq. ft. E-7,500 sq. ft. and F-5,000 sq. ft. for a total of 34,700 sq. ft. Mr. Ondrejcek stated four of the buildings would be 35 ft. wide and one building would be 20 ft. wide. These units are single-story, steel construction.

A landscaping plan was submitted with pine trees and shrubs especially where this property abuts the residential property.

Mr. Ondrejcek stated he showed the tentative location for a ground sign but that has yet to be determined. Chair Strogin stated when the decision is made for signage the applicant would need to come back for approval.

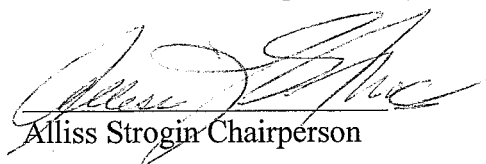
Chair Strogin then asked about the parking spots in the rear. Mr. Ondrejcek stated they would be used for outside storage of boats, RV's, trailers etc.

Chair Strogin stated the comments from the Fire Department area as follows:
If a fire hydrant is located more than 400 ft. from the driveway then they will need to work with the County Engineers office on paying to have a fire hydrant installed.

Mr. Kuharik made a motion to approve the use for a Storage Unit Business to be located at PP#026-06A-15-031 (Pearl Rd.) as presented. It was seconded by Mr. Marco Sr.
ROLL CALL- Kuharik-yes, Marco Sr.-yes, Strogin-yes.

Having no further business before the Board, the meeting was officially adjourned at 7:26 p.m.

Respectfully Submitted,
Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson