

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
May 17, 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, Richard Marco Sr., Piscur and Strogin were in attendance. Permanent member Apana was absent. Alternate member Jim Blake sat in for a full Board. Alternate Jocelyn Coppock was also 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 was set for May 26, 2022, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

The minutes of the April 19, 2022, Zoning Commission meeting were approved as amended.

SITE PLAN

Sephora-4095 Pearl Rd.

Mr. Jim Briola from Northcoast Sign & Lighting was present to represent Sephora which would be locating in Kohl's. Mr. Briola said all of the Kohl's are making their jewelry areas smaller and putting in a scaled down version of Sephora in their stores. Sephora is a make-up/fragrance/hair and accessory store. The request is for sign. Sephora sells all different brands of makeup products. Chair Strogin stated yes so does Macy's and they don't have brand names on their signs. Mr. Marco interjected if you are proposing to have the sign read Kohls + Sephora what would stop them from adding more brand names like Reebok or some other name. I believe the plus sign is inappropriate.

Mr. Briola stated Sephora and their products are a major offering Kohl's has decided to offer to their patrons. This is Kohl's decision as to what they want on their sign.

Chair Strogin stated the Commission has no control over sign content as long as the size of the sign is not increased. However I think it a dangerous first step as what if Nike says I want our name on the sign. Again, Mr. Biola stated that is an executive decision for Kohl's to handle.

ZI Ridgley stated back in 1995 Kohls received a variance for that sign for a maximum of 110sq. ft. The existing sign is 81.19 sq. ft.

Mr. Piscur made a motion to recommend to the Township Trustees to approve the face change on the existing ground sign for Sephora located at 4095 Pearl Rd. (Kohl's) not to exceed 81.19 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Mr. Piscur stated on the application is also shows a wall sign and is that also being requested this evening. ZI Ridgely interjected no, the only sign being requested this evening is for the sign the Commission just approved.

Henderson Financial Services-3575 Reserve Commons Dr.

Mr. Robert Henderson was present to represent Henderson Financial Services. He stated he bought the building and would be locating his business at 3575 Reserve Commons Dr.

Mr. Kuharik made a motion to recommend to the Township Trustees to approve the change of use for Henderson Financial Services to be located at 3575 Reserve Commons Dr. as presented. was seconded by Mr. Marco Sr.

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

The second request is for a 3.75 sq. ft. directional sign.

Mr. Blake made a motion to recommend to the Township Trustees to approve the directional sign for Henderson Financial Services located at 3575 Reserve Commons Dr. not to exceed 3.75 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Medina Fit LLC-5001 Grande Shops Blvd.

Mr. Jim Dern was present to represent Medina Fit LLC. He stated this business would be going into the old Maibach's furniture store. It is actually Medina Fit LLC dba Planet Fitness.

Mr. Piscur made a motion to recommend to the Township Trustees to approve the change of use for Medina Fit LLC dba Planet Fitness to be located at 5001 Grande Shops Blvd. as presented. It was seconded by Mr. Blake.

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

It was so noted there is no signage being requested at this time.

Outlaw Tattoos-2781 Medina Rd.

Ms. Amanda Whiteaker was present to represent Outlaw Tattoos. She stated they would be locating in Plaza 71 Unit #14.

Mr. Blake made a motion to recommend to the Township Trustees to approve the change of use for Outlaw Tattoos to be located at 2781 Medina Rd. as presented. It was seconded by Mr. Piscur.

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

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Ms. Whiteaker stated she was also present to the signage request for Outlaw Tattoos. The size of the sign would be 24.69 sq. ft.

Mr. Blake made a motion to approve a wall sign for Outlaw Tattoos located at 2781 Medina Rd. not to exceed 24.69 sq. ft. as presented. It was seconded by Mr. Piscur.
ROLL CALL- Blake-yes, Piscur-yes, Kuharik-yes, Marco Sr.-yes, Strogin-yes.

The last sign being requested is a for a tenant panel. The size of the sign would be 4.125 sq. ft. and would be placed on the existing pylon sign for the complex.

Mr. Kuharik made a motion to approve a tenant panel to be placed on the existing pylon sign for Outlaw Tattoos located at 2781 Medina Rd. not to exceed 4.125 sq. ft. as presented. It was seconded by Mr. Piscur.
ROLL CALL-Kuharik-yes, Piscur-yes, Marco Sr.-yes, Blake-yes, Strogin-yes.

Keller Williams Elevate-3645 Medina Rd.

Ms. Erica Chelko from SD Development Group LLC was present to represent Keller Williams Elevate. The nature of this business is the sale of real estate.

Mr. Piscur made a motion to recommend to the Township Trustees to approve the change of use for Keller Williams Elevate to be located at 3645 Medina Rd. as presented. It was seconded by Mr. Blake.
ROLL CALL- Piscur-yes, Blake-yes, Kuharik-yes, Marco Sr.-yes, Strogin-yes.

The next requests were for signage. Ms. Chelko stated the request was for a 16.29 sq. ft. tenant panel to be placed on the existing ground sign.

Mr. Kuharik made a motion to approve a tenant panel to be placed on the existing ground sign for Keller Williams Elevate not to exceed 16.29 sq. ft as presented. It was seconded by Mr. Piscur.
ROLL CALL-Kuharik-yes, Piscur-yes, Marco Sr.-yes, Blake-yes, Strogin-yes.

The last sign being requested is for a 2.16 sq. ft. directional sign.

Mr. Kuharik made a motion to recommend to the Township Trustees to approve the directional sign for Keller Williams Elevate located at 3645 Medina Rd. not to exceed 2.16 sq. ft. as presented. It was seconded by Mr. Piscur.
ROLL CALL-Kuharik-yes, Piscur-yes, Marco Sr.-yes, Blake-yes, Strogin-yes.

Western Reserve North, LLC-4955 Foote Rd.

There was no one present to represent this agenda item.


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Mr. Marco Sr. made a motion to table the change of use request for Western Reserve North, LLC until the Commission's June 21, 2022 meeting. It was seconded by Mr. Blake.

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

Having no further business before the Board, the meeting was officially adjourned at 7:45 p.m.

Respectfully Submitted,
Kim Ferencz, Zoning Secretary


Alliss Strogin, Chairperson

MEDINA TOWNSHIP

ZONING COMMISSION MEETING

MEETING HELD 5-17-22

<u>NAME</u>	<u>ADDRESS</u>
Alliss Strogen	STAFF
RICHARD MARCO	STAFF
Carl POHLEN	Medina Fil LLC
Robert Henderson	Henderson Financial Services
Mitch Piskun	STAFF
Erica Chelko	18318 Pearl Rd, Strongsville 44136
Mary aukerman	5205 Baker
Amanda Whiteaker	958 W. Liberty St #1 Medina OH 44256
Jim Briola	310 N. BROADWAY MEDINA
Jesse Bria	2038 Josephine Blvd
Elon Kucharik	STAFF
Elon Kucharik	
Jim Blake	
JIM DEAN	5165 VALLEY VIEW
Jacelyn Coppock	3838 Weymouth Woods