

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
June 21, 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 Jocelyn Coppock sat in for a full board.

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

The minutes of the May 17, 2022, Zoning Commission meeting were approved as written.

**TABLED ITEMS**

**Western Reserve North, LLC-4955 Foote Rd.**

Mr. Tony Cerny from Architectural Design Studios was present to represent Western Reserve North, LLC. He stated he was before the Commission this evening to bring back the building that was previously approved but never constructed. It is a two-story multi-tenant office building with approximately 10,000 sq. ft. per floor. Mr. Cerny stated there are no changes to the site plan that was presented and approved previously in 2007.

Chair Strogin stated this is an office complex at the corner of Foote Rd. and Rt. 18. The plan was to construct three buildings. This is the second building that is going to be built.

Mr. Piscur made a motion to approve the use for new construction for Western Reserve North, LLC to be located at 4955 Foote Rd. as presented. It was seconded by Mr. Kuharik.

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

**SITE PLANS**

**Sephora-4095 Pearl Rd.**

Mr. Jim Briola from Mr. Jessie Byro from Northcoast Sign & Lighting were present to represent Sephora's wall sign request. Sephora's use request to locate inside Kohl's was approved last month.

Mr. Byro stated they wanted to add the wording + Sephora to the existing Kohls wall sign on the face of the building. We have already filed to be on the Board of Zoning Appeals

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agenda for next month as the sign does not meet the code i.e. second sign and additional square footage of 35 sq. ft.

Chair Strogin stated for the record, Kohl's was granted a variance for 215 sq. ft. by the BZA.

Again Chair Strogin and Zoning Commission member Richard Marco Sr. stated they were not in favor of the concept that Kohl's is permitting another "brand" to be advertised on their sign. Mr. Briola stated nationally, all Kohl's are partnering with Sephora. The original sign was much larger than the 57. Sq. ft. before the Commission this evening. This is Kohl's marketing strategy, therefore that is the request before the Commission tonight and next month will be before the BZA.

Chair Strogin responded, regardless, the sign would have to be denied as it was a request for a second sign and additional square footage.

Mr. Marco Sr. made a motion to recommend to the Township Trustees to deny the wall sign for Sephora located at 4095 Pearl Rd. (Kohl's) as it was not in compliance with Section 605 I. 1 Wall, Roof and Awning Signs of the Zoning Resolution in terms of number and size of sign as presented. It was seconded by Mr. Kuharik.  
ROLL CALL- Marco Sr.-yes, Kuharik-yes, Coppock-yes, Piscur-yes, - Strogin-yes.

### **Truridge-4757 Ledgewood Dr.**

Mr. Paul Brilla from Medina Fastsigns was present to represent a subdivision sign for Truridge Apartments to be located at 4757 Ledgewood Dr. The reason for the sign is for the owner to differentiate themselves from the few subdivisions already located in the area. The base of the sign will be landscaped accordingly just the materials have not been decided as of yet. Chair Strogin stated the addition of more shrubbery would be greatly appreciated.

Mr. Kuharik made a motion to recommend to the Township Trustees to approve the subdivision sign for Truridge Apartments to be located at 4757 Ledgewood Dr. not to exceed 23.3 sq. ft. as presented. It was seconded by Mr. Piscur.  
ROLL CALL- Kuharik-yes, Piscur-yes, Marco Sr.-yes, Coppock-yes, Strogin-yes.

### **Primrose School of Medina Township-Carrick Dr.**

Ms. Marissa Engel from ADA Architects and Mr. Jeff Plante from Neff & Associates were present to represent the site plan and signage requests for Primrose School of Medina Township. Ms. Engle state Primrose School was a child care center taking care of infants to age 5. We operate from 6:30 AM to 6:30 PM. There are 55 parking spaces with a playground in the rear which is subdivided for different age groups.

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Mr. Kuharik made a motion to approve the use for Primrose School of Medina Township to be located on PP#026-06D-31-109 (Carrick Drive) as presented. It was seconded by Mr. Marco Sr.

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

Next were the signage requests. Ms. Engel stated the first sign (Application B) being requested was an internally illuminated ground sign which would be located along the main entrance off of Carrick Dr. This sign would be 31.6 sq. ft.

Mr. Piscur made a motion to recommend to the Township Trustees to approve the ground sign for Primrose School of Medina Township located on PP#026-06D-31-109 (Carrick Drive) not to exceed 31.6 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Ms. Engel stated the next sign being requested is a wall sign facing Carrick Dr. This sign would be 38.3 sq. ft. Primrose school will be located on a corner lot at Carrick Dr. and Medina Rd.

Mr. Piscur made a motion to recommend to the Township Trustees to approve the wall sign for Primrose School of Medina Township located at PP#026-06D-31-109 not to exceed 38.3 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Ms. Engel stated the third sign (Application D) is for another wall sign. This sign would be 18.8 sq. ft. This sign will face Foote Rd. Chair Strogin stated for the record that the school would be locating on a corner lot; therefore they were allowed two wall signs.

Mr. Piscur made a motion to recommend to the Township Trustees to approve the second sign for Primrose School of Medina Township located at PP#026-06D-31-109 not to exceed 18.8 sq. ft. as presented. It was so noted this wall sign face Foote Rd. It was seconded by Mr. Kuharik.

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

### **INFORMAL DISCUSSION**

Mr. Sam Tecca representing Gerspacher Realty Group was present to represent the seller of a 7 acre on Pearl Rd. Mr. Eliot Kijewski from Cresco Realty was present and was representing the property owners Tom and Paula Christopher who were also in attendance. Mr. Tecca stated the Christopher's would like to put an event center/wedding venue on the 7-acre parcel. However in order to do so it would require a rezoning of the property from BL (Limited Business) to BG (General Business). After some discussion, the Commission decided they would just hear the proposal off the record but could not comment because of the fact that in order for this proposal to materialize, a formal application would need to be submitted, public hearings advertised and held,

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notifications to property owners and a review by the Medina County Planning Commission.

Having no further business before the Board, the meeting was officially adjourned at 8:00 p.m.

Respectfully Submitted,  
Kim Ferencz, Zoning Secretary

  
Alliss Strogan Chairperson