

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
October 18, 2022**

Chairperson Alliss Strogan called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:03 p.m. Permanent Board members Kuharik, Richard Marco Sr., Piskur, new member Jimmy Traynor and Strogan were in attendance. Alternate member Jocelyn Coppock was also in attendance.

Chair Strogan 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 October 27, 2022 at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

The minutes of the September 20, 2022, Zoning Commission meeting were approved as amended.

Chair Strogan stated that the Township is hosting a food drive for Medina County. They are looking for items that do not need to be refrigerated. All are welcome to donate.

SITE PLANS

379 Management LLC-3790 Pearl Rd.

Mr. Brian Kress, owner was present to represent 379 Management LLC. This is the former Streetside Café site. Mr. Kress stated right now the property was being used by Amish Builders (selling of sheds), but the lease is up in May.

Mr. Kress stated the intent is to construct a new 5,000 sq. ft. building for “services” such as an auto detailing, home restoration or even some warehousing and other similar uses of that nature.

Mr. Kress stated he knew the Zoning Commission could not approve the building because it would not be in compliance with the 100 ft. minimum front yard setback, so he is scheduled to be on the BZA tomorrow evening.

There were no comments from the Fire Chief at this time.

Zoning Inspector Ridgely stated for the record that each individual business that would occupy space in the building would need to come in for approval.

Mr. Piskur made a motion to deny the new construction for 379 Management LLC located at 3790 Pearl Rd. because the building will not be in conformance with Section Front Yard Setback-100 ft. exclusive of the road right of way as presented. It was seconded by Mr. Traynor.

ROLL CALL- Piskur-yes, Traynor-yes, Kuharik-yes, Marco Sr.-yes, Strogan-yes.

Awesome Paws Pet Salon-3705 Pearl Rd.

Mr. Todd Heroux was present to represent Awesome Paws Pet Salon. As the name implies the nature of the business is the grooming of animals. They are taking the space formerly occupied by the Jerky/Spice store.

The Fire Chief comments are as follows: Any remodeling other than flooring, painting or change of minor plumbing equipment, example replacing sinks or toilets, will require them to submit plans to the Medina County Building Department for approval. Prior to opening they must contact the fire department for a fire safety inspection.

Mr. Kuharik made a motion to approve the change of use for Awesome Paws Pet Salon to be located at 3705 Pearl Rd. as presented. It was seconded by Mr. Traynor.

ROLL CALL- Kuharik-yes, Traynor-yes, Marco Sr.-yes, Piskur-yes, Strogan-yes.

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

Solid Buy Car Wash-3277 Medina Rd.

Mr. James Briola from Northcoast Sign & Lighting was present to represent Solid Buy Car Wash. This was a car wash (Medina Laser Car Wash) which was purchased by a new owner and would now have a new name as well.

The Fire Chief had no comments at this time.

Mr. Marco Sr. made a motion to approve the change of ownership for Solid Buy Car Wash located at 3277 Medina Rd. as presented. It was seconded by Mr. Traynor.

ROLL CALL- Marco Sr.-yes, Traynor-yes, Piskur-yes, Kuharik-yes, Strogan-yes.

Mr. James Briola was also present to represent the car wash's signage request. The request is for a 60 sq. ft. wall sign to reflect the new name. The business has 96 ft. of linear frontage.

Mr. Kuharik made a motion to approve a wall sign for Solid Buy Car Wash located at 3277 Medina Rd. not to exceed 60 sq. ft. as presented. It was seconded by Piskur.

ROLL CALL-Kuharik-yes, Piskur-yes, Traynor-yes, Marco Sr.-yes, Strogan-yes.

Hoppy Dude Brews-3926 Pearl Rd.

Mr. Chad Riffle and Mr. Keith Clapper were present to represent Hoppy Dude Brews. Mr. Riffle stated currently the brewery is located in Hinckley. At this location you can drink on site or pick up beer to go. The goal is to move the brewery to Medina Township and also open up a restaurant at this location as well. The restaurant will be in the front and the brewery in the back. Currently we sell our beer exclusively but hope to get an

expanded liquor license to offer other libations as well when we move our facility to the Township.

Mr. Marco Sr. stated there appears to be a shared driveway between two parcels. Mr. Riffle stated that is correct there is one entrance for both properties. Chair Strogin stated that property was approved with the shared driveway. It was a large car dealership and they had two buildings. When they moved out, the two buildings were too much for one entity so there was a decision to allow it to be two separate entities that way the two buildings could be used for two different businesses.

Zoning Inspector Ridgeley stated the owner of Grid Iron Guys owns both buildings. Mr. Riffle interjected that was correct. The Grid Iron Guys work a day shift 9-5 and we will open later in the day and be open later at night so there will only be a short period of time that the driveway would be "shared" so to speak.

Chair Strogin asked about the menu. Mr. Riffle stated at first it would be burgers, dogs, nachos and fried foods. Eventually we would like to put in a pizza oven to make flat read pizzas.

The Fire Chief comments are as follows:

This will be a change of use group for this facility so they will need to contact the County Building Department prior to any work being done.

Mr. Piskur made a motion to approve the change of use for Hoppy Dude Brews to be located at 3926 Pearl Rd. as presented. It was seconded by Mr. Traynor.

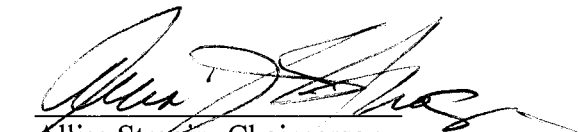
ROLL CALL-Piskur-yes, Traynor-yes, Kuharik-yes, Marco Sr.-yes, Strogin-yes.

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

Having no further business before the Commission, the meeting was adjourned at 7:38 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin, Chairperson