

Set  
mel

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
ORGANIZATIONAL/REGULAR MEETING  
JANUARY 17, 2023**

Acting Chairperson Alliss Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:01 p.m. Permanent Board members Kuharik, Marco Sr. Piskur, Traynor and Strogin were in attendance. Alternate members Coppock and Colon were present.

**ORGANIZATIONAL MEETING**

**Election of Officers**

Acting Chairperson Alliss Strogin called for nominations for Chairperson.

Mr. Richard Marco Sr. made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2023. It was second by Mr. Traynor. The nominations were closed.

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

Chair Strogin then called for nominations for Vice Chairperson.

Mr. Traynor made a motion to nominate Mr. Richard Marco Sr. as Vice Chairperson of the Zoning Commission for the calendar year 2023. It was second by Mr. Kuharik. The nominations were closed.

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

**Set hearing dates/Confirm hearing posting**

The Commission stated they would continue to meet on the 3<sup>rd</sup> Tuesday of the month at 7:00 p.m. Posting of the meeting would be placed on the Town Hall marquee, website and The Gazette accordingly.

The minutes of the December 20, 2022, Zoning Commission meeting were approved as amended. The organizational meeting was closed at 7:08 p.m.

**REGULAR MEETING**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:08 p.m. Permanent Board members Kuharik, Mr. Marco Sr. Traynor, Piskur and Strogin were in attendance. Alternate members Coppock and Colon were present.

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 February 2, 2023 at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**TABLED ITEMS**

**379 Management LLC-3790 Pearl Rd.**

Mr. Brian Kress, owner of 379 Management LLC was present. He stated he was before the Commission previously to get approval for a new building at the site but made a few adjustments and I want to put a 20 ft. addition on the south side of the building for a carpet store.

Mr. Piskur made a motion to approve the revised site plan for new construction of 379 Management LLC to be located at 3790 Pearl Rd. as presented. It was seconded by Mr. Kuharik.

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

**SITE PLANS**

**Roses Express #916-4949 Grande Shops Ave.**

Ms. Carol Struhar was present to represent Medina Grande Shops, LLC and Roses Express. #916. She stated Roses is a discount store which would be going into the former Bed, Bath and Beyond location. The 916 is the store number. Roses has a brand specific to them i.e. Planagram Goods as well as offering closeouts. Roses has many departments, such as home, food, lawn & garden, automotive, clothing, etc. She concluded they hope to open by April 1, 2023.

Mr. Kuharik made a motion to approve the change of use for Roses Express #916 to be located at 4949 Grande Shops Ave. as presented. It was seconded by Mr. Traynor.

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

The next two requests were for signage. Ms. Struhar stated the first sign was for a LED illuminated wall sign. The total square footage is 80 sq. ft. The linear frontage of the business is 124 ft.

Mr. Piskur made a motion to approve a wall sign for Roses Express #916 located at 4949 Grande Shops Ave. not to exceed 80 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The second sign being requested was for a 21.75 sq. ft. tenant panel to be placed on the existing pylon sign.

Mr. Kuharik made a motion to approve tenant panel sign to be placed on the existing pylon sign Roses Express #916 located at 4949 Grande Shops Ave. not to exceed 21.75 sq. ft. as presented. It was seconded by Mr. Piskur.

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

**Planet Fitness-4995 Grande Blvd.**

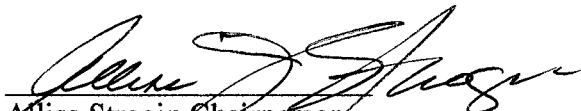
Mr. Jim Briola from Northcoast Sign and Lighting was present to represent Planet Fitness. The use has already been approved and he was present to represent their signage. The first request was for a 78.44 sq. ft. channel letter illuminated wall sign. The business has 124 ft. of linear frontage.

Mr. Piskur made a motion to approve a wall sign for Planet Fitness located at 4995 Grande Blvd. not to exceed 78.44 sq. ft. as presented. It was seconded by Mr. Traynor. ROLL CALL-Piskur-yes, Traynor-yes, Marco Sr.-yes, Kuharik-yes, Strogin-yes.

The second request was for a 21.75 sq. ft. tenant panel to be placed on the existing pylon sign.

Mr. Kuharik. made a motion to approve a tenant panel to be placed on the existing ground sign for Planet Fitness located at 4995 Grande Blvd. not to exceed 21.75 sq. ft. as presented. It was seconded by Mr. Piskur. ROLL CALL- Kuharik-yes, Piskur-yes, Marco Sr.-yes, Traynor-yes, Strogin-yes.

Having no further business before the Board, the meeting was officially adjourned at 7:36 p.m.  
Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson

Sent  
Med.

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
February 21, 2023**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:01 p.m. Permanent Board members Marco Sr. Piskur, Traynor and Strogin were in attendance. Kuharik was absent. Alternate member Coppock sat in for a full board. Alternate member Colon was present.

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 2, 2023 at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

The minutes to the January 17, 2023 meeting were approved as written.

**SITE PLANS**

**StretchLab Medina-4891 Grande Shops Ave.**

The applicant Ms. Anita Washburn was out of town; so her husband Mr. Brett Washburn was present to represent StretchLab Medina. The nature of the business is assisted stretching. It is design for any age for the purpose of mobility and flexibility.

Mr. Traynor made a motion to approve the change of use for StretchLab Medina to be located at 4891 Grande Shops Ave. as presented. It was seconded by Mr. Piskur.

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

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

**Bunker Hill Golf Course Inc.-3280 Pearl Rd.**

Mr. Dave Becker, of Becker Custom Builders LLC was present to represent Bunker Hill Golf Course Inc. . He stated the golf course needed to replace the existing pump house and build a new 20x24 pump house. It is basically a pole building that will replace the existing pump house. The new pump house would contain the electric panel and the new pumps. The new pump house would be north of the existing pump house. The old pump house would be taken down when the new pump house was built and operational.

Zoning Inspector Ridgely stated she did contact the Fire Chief to explain what was being requested.

Mr. Piskur made a motion to approve the revised site plan for the construction of a new pump house for Bunker Hill Golf Course located at 3280 Pearl Rd. not to exceed 480 sq. ft. as presented. It was so noted that the existing pump house would be removed. It was seconded by Ms. Coppock.

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

**Page 2 Zoning Commission February 21, 2023**

**Awesome Paws Pet Salon-3705 Pearl Rd.** Mr. Dave Sterrett from Medina Signs was present to represent the Awesome Paws Pet Salon. The use has already been approved and he was present to represent their signage. The first request was for a 23 sq. ft. channel letter illuminated wall sign. The business has 24 ft. of linear frontage.

Ms. Coppock made a motion to approve a wall sign for Awesome Paws Pet Salon located at 3705 Pearl Rd. not to exceed 23 sq. ft. as presented. It was seconded by Mr. Piskur. ROLL CALL-Coppock-yes, Piskur-yes, Traynor-yes, Marco Sr.-yes, Strogina-yes.

The second request was for an 8.934 sq. ft. tenant panel to be placed on the existing pylon sign.

Mr. Marco Sr. made a motion to approve a tenant panel to be placed on the existing ground sign for Awesome Paws Pet Salon located at 3705 Pearl Rd. not to exceed 8.934 sq. ft. as presented. It was seconded by Mr. Traynor. ROLL CALL- Marco Sr.-yes, Traynor-yes, Piskur-yes, Coppock-yes, Strogina-yes.

**Jobs for Ohio's Graduates-3637 Medina Rd. Suite 85**

Mr. Dave Sterrett from Medina Signs was present to represent the change of use for Jobs for Ohio's Graduates. This business will be located in the Reserve Park Building 1 on Rt. 18.

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. Fire Chief's comments:

Ms. Coppock made a motion to approve the change of use for Jobs for Ohio Graduates to be located at 3637 Medina Rd. Suite #85 as presented. It was seconded by Mr. Piskur. ROLL CALL-Coppock-yes, Piskur-yes, Traynor-yes, Marco Sr.-yes, Strogina-yes.

The second request was for a tenant panel to be placed on the existing pylon sign. The size of the sign is 3.77 sq. ft.

Mr. Traynor made a motion to approve a tenant panel to be placed on the existing pylon sign for Job for Ohio's Graduates located at 3637 Medina Rd. Suite #85 not to exceed 3.77 sq. ft. as presented. It was seconded by Ms. Coppock. ROLL CALL- Traynor-yes, Coppock-yes, Piskur-yes, Marco Sr.-yes, Strogina-yes.

**Chiropractic Office name "TBD"-3955 Pearl Rd.**

An email was received by the applicant to withdraw from the Zoning Commission agenda.

**Page 3 Zoning Commission February 21, 2023**

Mr. Piskur made a motion to accept the withdrawal of the site plan for a chiropractic firm to be located at 3955 Pearl Rd. as requested. It was seconded by Ms. Coppock  
ROLL CALL-Piskur-yes, Coppock-yes, Traynor-yes, Marco Sr.-yes, Strogin-yes.

**MISC.**

ZI Ridgely stated the zoning packets were not going to be delivered anymore. The Trustees are discussing setting up boxes outside the townhall for the zoning board members to pick up their zoning packets. She added she had no further details at this time but would keep the members posted. If the boxes were not completed by next month the packets would be delivered or mailed.

**Outdoor Woodburning Furnaces.**

ZI Ridgely stated she had wording on Woodburning furnaces in front of the Commission members this evening. This wording was adopted by Montville Township. She added they seem to be an up-and-coming issue in Medina Township. ZI Ridgely continued, there seems to be an issue with what is being burned and the fumes and particles that are being created. Chair Strogin stated that was the job of the Fire Dept as zoning does not have jurisdiction over what is being burned. ZI Ridgely stated by the time the Fire Dept. gets to the site they usually aren't burning anymore. Chair Strogin interjected she did not know what jurisdiction zoning would have except for where they could be placed. She added that she believed this would be Ohio EPA issue as to what was being burned and what smoke/particles were being emitted. ZI Ridgely asked the Commission to review and consider adding it to the zoning code. The Commission members stated they would take this under consideration.

Having no further business before the Board, the meeting was officially adjourned at 7:48 p.m.

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson

Sent  
mel

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
March 21, 2023**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:01 p.m. Permanent Board members Marco Sr. Piskur, Traynor, Kuharik and Strogin were in attendance. Alternate members Coppock and Colon were also present.

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 30, 2023, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

The minutes to the February 21, 2023, meeting were approved as written.

**SITE PLANS**

**Prince of Peace Lutheran Church-3355 Medina Rd.**

The applicant Mr. Carl May from Medina Signs was present to represent Prince of Peace Lutheran Church and their digital sign request. The sign would be 30.33 sq. ft. and a height of 9.91 ft. and 12 ft. from the road right of way and encased in a synthetic brick. The existing sign has already been removed.

Mr. Traynor made a motion to approve the digital ground sign for Prince of Peace Lutheran Church located at 3355 Medina Rd. not to exceed 30.33 sq. ft. as presented. It was seconded by Mr. Piskur.

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

**Agency One Insurance-3955 Pearl Rd.**

Ms. Christine Heed owner, of Agency One Insurance was present. She stated they would be moving from their current location in the City of Medina to Medina Township. The front commercial building would be for the operation of the insurance business. In the back of the building I am going to rent the upstairs apartment to my adult special needs son and the downstairs apartment also be rented out. The detached building to the right would be used just for storage for the insurance agency.

Ms. Heed added they would probably be adding additional landscaping and removing the existing pad of cement and making the entire parking lot gravel (90% of the parking is gravel currently) as the cement pad is all broken up anyway.

Mr. Kuharik made a motion to approve the change of use for Agency One Insurance to be located at 3955 Pearl Rd. as presented. It was seconded by Mr. Traynor.

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

**Page 2 Zoning Commission March 21, 2023**

Mr. Carl May from Medina Signs was present to represent Agency One Insurance sign request. He stated they would remove the existing sign and be replacing it with a 20.39 sq. ft. ground sign.

Mr. Piskur made a motion to approve a ground sign for Agency One Insurance located at 3953 Pearl Rd. not to exceed 20.39 sq. ft. as presented. It was seconded by Mr. Traynor. ROLL CALL- Piskur-yes, Traynor-yes, Kuharik-yes, Marco Sr.-yes, Strogin-yes.

**Siren Beauty Studio LLC-5019 Victor Dr.**

Ms. Misty Scheiman was present to represent Siren Beauty Studio LLC. They would be locating in the former business location of facial expressions at 5019 Victor Rd.

Mr. Traynor made a motion to approve the change of use for Siren Beauty Studio LLC to be located at 5019 Victor Dr. as presented. It was seconded by Mr. Marco Sr. ROLL CALL-Traynor-yes, Marco Sr.-yes, Piskur-yes, Kuharik-yes, Strogin-yes.

The next requests were for signage. Ms. Scheiman stated the first sign request was for a tenant panel to be placed on the existing identification sign. The size of the sign is 5 ft.

Mr. Piskur made a motion to approve a tenant panel to be placed on the existing identification sign for Siren Beauty Studio LLC located at 5019 victor Dr. not to exceed 5 ft. as presented. It was seconded by Mr. Kuharik. ROLL CALL-Piskur-yes, Kuharik-yes, Traynor-yes, Marco Sr.-yes, Strogin-yes.

The next sign being request is a 1 sq. ft. directional sign.

Mr. Marco Sr. made a motion to approve a directional sign for Siren Beauty Studio LLC located at 5019 victor Dr. not to exceed 1 sq. ft. as presented. It was seconded by Ms. Piskur. ROLL CALL- Marco Sr.-yes, Piskur-yes, Kuharik-yes, Traynor-yes, Strogin-yes.

**Lite Force Chiropractic-4087 Medina Rd. Unit #4**

Mr. Paul Brilla from Fastsigns Medina was present to represent Lit Force Chiropractic.

Mr. Piskur made a motion to approve the change of use for Lite Force Chiropractic to be located at 4087 Medina Rd. Unit 4 to as presented. It was seconded by Mr. Kuharik. ROLL CALL- Piskur-yes, Kuharik-yes, Traynor-yes, Marco Sr.-yes, Strogin-yes.

Mr. Paul Brilla from Fastsigns Medina was also present to represent Lite Force Chiropractic sign requests. The first sign is for a 6.25 sq. ft. tenant panel sign.

Mr. Kuharik made a motion to approve a tenant panel to be placed on the exiting identification sign for Lite Force Chiropractic located 4087 Medina Rd. Unit 4 not to exceed 6.25 sq. ft. as presented. It was seconded by Mr. Traynor.

**Page 3 Zoning Commission March 21, 2023**

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

The next request was for a 1 sq. ft. directional sign. The purpose is to let tenants know there is a lower level of the building down the drive to the right.

Mr. Piskur made a motion to approve a directional sign for Lite Force Chiropractic located at 4087 Medina Rd. Unit #4 not to exceed 1 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

The next request was for another directional sign of 1 sq. ft. in the middle of the island of the drive due to the unique nature of the property/building.

Mr. Piskur made a motion to approve a second directional sign for Lite Force Chiropractic located at 4087 Medina Rd. Unit 4 not to exceed 1 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

**StretchLab Medina-StretchLab Medina-4891 Grande Shops Ave.**

The applicant Ms. Anita Washburn was present to represent StretchLab Medina signage request. The use was approved last month. The nature of the business is assisted stretching. The business has 18 ft. of linear frontage. The sign requested is 17.3 sq. ft.

Mr. Kuharik made a motion to approve the wall sign for StretchLab Medina located at 4891 Grande Shops Ave. not to exceed 17.3 sq. ft. as presented. It was seconded by Mr. Piskur.


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

**MISC.**

Applicants commented on how helpful ZI Ridgely was in making the application process go smoothly.

Having no further business before the Board, the meeting was officially adjourned at 7:48 p.m.

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson