

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
May 16, 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. Traynor, Kuharik, Piskur and Strogin were in attendance. Alternate members Colon and Coppock 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 May 25, 2023, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

The minutes to the April 18, 2023 meeting were approved as written.

SITE PLANS

Arma Potente LLC-3575 Reserve Commons Dr. Suite #75

Mr. James Piesto was present to represent Arma Potente LLC (which means powerful weapon). The nature of the business is a federal firearms dealer. We are a small and heavy arms broker strictly to the military and law enforcement across the country. We need to get an occupancy permit for manufacturing. The reason we need this permit is that the activity we will engage in requires an FFL(Federal Firearms type 10 license) which is not only for dealing in these weapons but for manufacturing. The ATF gives out this license and they define manufacturing much differently than the norm. They define it as anything that might have minor assembly. Let's say we get to broker weapons to the US military. Even if those weapons were manufactured in another state but have the Arma Potente name on it that requires a manufacturing license. The reason for that is for tracking purposes and taxes even though there is actually no manufacturing by us. The office we will have will be used to house a safe that would potentially have a few small rifles which will be sample rifles. We then take these weapons out to shooting ranges so military or police officers can shoot them and see if they are interested in using them and letting us broker a deal with them. We will also be using the office for typical business duties. However, in order to get the license, you have to have an office as this cannot be done out of ones' home. Mr. Piesto stated there will absolutely be no sales to citizens due to the nature of the weapons. Regarding larger weapons/arms we meet those distributors on site. Even the vault/safe will have to be inspected by the ATF as part of the licensing.

Ms. Coppock asked why Medina County. Mr. Piesto stated his best friend has his business next door and there are a lot of law enforcement agencies in this general area that need upgrading and/or weapons/arms. He commented that this is a new business he was starting with his business partner after being in the corporate world for the past 20 years.

Page 2 Zoning Commission May 16, 2023

Mr. Kuharik made a motion to approve the change of use for Arma Potente LLC to be located at 3575 Reserve Commons Dr. Suite #75 as presented. It was seconded by Mr. Traynor.

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

Medina VFW Post #5137-3916 Pearl Rd.

Mr. Dave Sterrett from Medina Signs was present to represent Medina VFW Post #5137 and their sign request. He stated the request was for a 32 sq. ft. digital ground sign to replace the existing ground sign. Chair Strogin asked if the VFW was aware of the regulations regarding digital signs i.e., no blinking lights. Mr. Sterrett stated he was aware of the regulations but added the VFW will want the American Flag to wave on the screen. Chair Strogin stated there was not an issue. Zoning Inspector Ridgely interjected the code also requires a time limit on the changing of the copy on the sign as well. Mr. Sterrett stated he would reiterate the code to the VFW.

Mr. Traynor made a motion to approve a digital ground sign for Medina VFW Post #5137 located at 3916 Pearl Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Marco Sr. It was so noted the existing ground sign would be removed and the new digital ground sign would be erected in its place.

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

MISC.

Chair Strogin stated there would be a planning and zoning workshop on June 30, 2023 at Kent State University. She stated she would present the information to the Trustees to see if they would be willing to cover the cost of any Commission/BZA member who would like to attend. ZI Ridgely stated she would email that information to the board members.

Informal Discussion

Mr. Alex Mollion, owner/operator of Mollion Orthodontics addressed the Commission. He stated his orthodontic office is located 3623 Reserve Commons Dr. and he was also the president of the business condo association. He asked if there was an avenue that the businesses in the rear could obtain signage on Rt. 18. Mr. Mollion added we are behind Reserve Square on a different lot. Chair Strogin interjected the front "row" of Reserve Commons was owned by different entity and they have a sign. She added that Mr. Mollion practice and the other businesses behind are on a separate lot where all those different businesses are not impulse/traffic driven like a fast-food place or a drug store.

Mr. Mollion asked if there was a chance they could do a land lease with Reserve Square so those businesses in the rear could have a sign, or could we do a combined sign with Reserve Square He continued an example would be the Home Depot sign on the corner of Pearl and Grande Blvd. It appears there are multiple lots there with the names of all the businesses in the complex on the sign on Pearl and Grande Blvd.

Page 3 Zoning Commission May 16, 2023

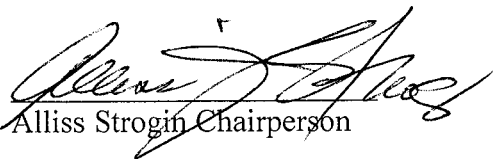
Chair Strogin stated the difference is that Home Depot owns all the lots in that shopping complex. They have total control as to what businesses are located in that complex. The sign was permitted because of the depth of the complex down Grande Blvd. All of those businesses are traffic driven. Mr. Mollion's profession is orthodontist. If one has an issue, they look up an orthodontist and make an appointment. One does not drive around looking for an orthodontist. On the other hand, if one is driving down Grande Blvd., you may see GFS and say oh I'll run in and get xyz. However, the biggest reason for that sign is that Home Depot owns all of those lots. Also, Medina Township does not permit off premise signs so that was another reason that back row of businesses could not have a sign.

Mr. Mollion stated the reason for the request is that some of those businesses in the back have been there for 20-30 years and we would like visibility. Chair Strogin interjected yes, and those businesses are still viable and operating. Mr. Mollion interjected, yes, but we want more visibility as Rt. 18 generates a lot of traffic. Chair Strogin added the HOA for that complex only permitted the placards on the individual businesses and the address. The end result is no additional signage for those businesses.

Mr. Mollion thanked the Commission for their time.

Having no further business before the Commission the meeting was adjourned at 7:33 p.m.

Zoning Secretary



Alliss Strogin Chairperson