

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
June 20, 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. Kuharik, Piskur and Strogin were in attendance. Permanent member Traynor was absent. Alternate member Coppock sat in for a full Board. Alternate member Colon was 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 July 6, 2023, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

The minutes to the May 16, 2023, meeting were approved as written.

SITE PLANS

Medina Township Service Department-3718 Weymouth Rd.

Mr. Denny Miller was present to represent a proposed addition to the service department on Weymouth Rd. The addition would be 48x80 and consist of 3,840 sq. ft.

Mr. Piskur made a motion to approve the addition for Medina Township Service Department located at 3718 Weymouth Rd. not to exceed 3,840 sq. ft. as presented. It was seconded by Ms. Coppock.

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

The UPS Store- 3593 Medina Rd.

Mr. James Briola from Northcoast Sign & Lighting was present to represent The UPS Store and their sign requests. The first sign was just a faced change of the existing led wall sign to reflect The UPS Store's new color for their lettering from green to white. There was no change in the size of the sign. The linear frontage of the business is 30 ft., and the sign is 23.88 sq. ft.

Mr. Marco Sr. made a motion to approve a wall sign for The UPS Store located at 3593 Medina Rd. not to exceed 23.88 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Mr. Briola stated the second request was for a non-illuminated tenant panel to be placed on the existing identification sign. This sign would be 2.97 sq. ft.

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Mr. Piskur made a motion to approve a tenant panel to be placed on the existing identification sign for The UPS Store located at 3593 Medina Rd. not to exceed 2.97 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Klik Land Management LLC-Kory Lamphear-3344 Pearl Rd.

Mr. Kory Lamphear from Klik Land Management LLC addressed the Commission. He stated he wanted to construct a new building north of his existing lawn service business for office/warehouses. The building would consist of 24,000 sq. ft. and have 40 parking spaces. The use is for retail/flex spacing. It would be built in phases. Phase one would consist of units 1-7 with 25x60 spaces for rent. These units would face Rt. 42 and have a front door facing Rt. 42. These spaces could be used for businesses like plumbers and cabinet makers to put their materials or vehicles in. It could potentially be used for a retail use as there would be front doors on Rt. 42 if someone wanted to come in and order/buy. The next phase (units 8-14) would be for RV/boat/vehicle/trailer storage. They would be heated but no doors on Rt. 42. Mr. Lamphear stated he was before the Commission to get the general layout approved.

Mr. Lamphear stated they were trying to meet the commercial-to-commercial setbacks. The north facing property use to be an accounting firm but has been a residential use for several years now. We want to have the majority of traffic funnel into our main apron and then come in the rear of the building; that way the majority of the action would take place north of our lawn service business and not towards the neighbor. The mound would be on the north side of the building. He also produced a detailed landscaping plan and added that there was also a banked parking area for future use if needed.

Mr. Lampher continued, the alternative to our request would be to mirror the building and parking lot as currently shown. This would place the building to the south, and the parking lot to the north. With the parking lot to the north, the northern neighbor will experience much higher noise and visible disturbance from continual use of the parking lot from passenger vehicles and possibly have truck traffic associated with a typical business usage. At the very least, the northern property will need to deal with the possibility of continual trash truck traffic to the multiple businesses operating in this building.

Chair Strogin stated for the record, because this commercial use is abutting a residence located in a commercial zone; the side yard setback is 75 ft. with 25 ft. of it to be landscaped. She continued because you can only make it a 40 ft. side yard setback the Commission would need to turn this down. Mr. Lamphear stated he understood that his request this evening was going to have to be denied and commented they have double filed to be before the BZA tomorrow evening to request a variance on the setback requirements.

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Mr. Kuharik made a motion to deny the use for Klik Land Management LLC a(new construction-(Lamphear Office and Warehouse) to be located at 3344 Pearl Rd. as it does not comply with Section 405.3.D.3.a.1-A business with 150'-299' frontage, adjacent to a residential district or use, shall have a 75' side yard, of which 25' shall be landscaped as presented. It was seconded by Ms. Coppock.

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

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

Respectfully,
Kim Ferencz Zoning Secretary


Alliss Strogin Chairperson