

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
August 15, 2023**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Permanent Board members Richard Marco Sr., James Traynor, Ron Kuharik, Mitch Piskur and Allis Strogin were in attendance. Alternate members Anthony Colon and Jocelyn 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 August 31, 2023, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

SITE PLANS

Bunker Hill Golf Course- 3060 Pearl Road.

Mr. Ed Gonzales from Fast Signs was present to represent Bunker Hill Golf Course and their sign requests. The first sign was a face change of the existing 26.76 sq. ft. ground sign. Chair Alliss Strogin asked if the sign was going to have a changeable message. Mr. Gonzales said the sign was non changeable. There was no change in the size of the sign. Chair Strogin asked if Bunker Hill would consider boxing in the poles of the sign. Mr. Gonzales stated that he will speak with them about it.

Chair Strogin asked if they would have landscape below the sign? Mr. Gonzales replied yes.

Mr. Piskur made a motion to approve the refacing of the existing ground sign for Bunker Hill Golf Course to be located at 3060 Pearl Road not to exceed 26.76ft as presented. It was seconded by Mr. Traynor.

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

Mr. Gonzales stated the second request was for a non-illuminated refacing of an existing directional hanging blade sign. The sign would be 5.25 sq. ft.

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Mr. Kuharik made a motion to approve the refacing of the existing directional hanging blade sign for Bunker Hill Golf Course to be located at 3060 Pearl Road not to exceed 5.25 sq. ft. as presented. It was seconded by Mr. Traynor.

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

Fairfield by Marriott-3125 Eastpoint Dr.

Mr. Cory Simmons from Sunrise Hospitality, INC. was present to represent Fairfield by Marriott. Mr. Simmons stated that the front wall sign will go from 3 lines to 2 lines with the sq. ft. remaining the same 128.10 sq. ft. Chair Strogin stated for the record a variance was approved on March 19, 2016 that allowed the larger sign.

Mr. Traynor made a motion to approve the wall sign for Fairfield by Marriott at 3125 Eastpoint Drive not to exceed 128.10 sq. ft. as presented. It was seconded by Mr. Piskur.

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

The next request made was for a 30.20 sq. ft. refacing of the existing ground sign.

Mr. Marco Sr. asked if this sign will be illuminated? Mr. Simmons replied yes it will.

Mr. Kuharik made a motion to approve the existing ground sign for Fairfield by Marriott located at 3125 Eastpoint Drive not to exceed 30.20 sq. ft. as presented. It was seconded by Mr. Piskur.

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

Mr. Simmons then made a remark that they would be removing a sign off the front of the building. Chair Strogin replied that they do not need approval to remove the sign.

Route 42 Apparel and Wraps- 3677 Pearl Rd.

Mr. Denis Kolar owner of Route 42 Apparel and Wraps was present. He stated that he will be doing screen printing, embroidery, vehicle wraps, small signage, and laser cutting. He is going to subdivide the building taking approximately 2472 sq. ft. He explained in his diagram in the application that his business is labeled "DK".

Mr. Marco Sr. asked if he is renting only a portion of the building? Mr. Kolar stated yes. Mr. Marco Sr. asked if this is going to be a retail or sales service? Mr. Kolar replied he is equivalent to a printing shop.

Mr. Piskur made a motion to approve the change of use for Route 42 Apparel and Wraps to be located at 3677 Pearl Road as presented. It was seconded by Mr. Kuharik.

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

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Zoning inspector Ridgely noted Mr. Kolar was requesting the ground sign and Mr. Djukanovic from Radiant Detailing LLC. would be requesting the tenant panel.

Chair Strogan asked if the landscaping was on the sign or the base? Mr. Kolar replied that it is not on the sign but yes will be on the ground. Mr. Marco Sr. asked if it is on vinyl 4x4 posts? Mr. Kolar replied yes.

Mr Kuharik made a motion to approve a new ground sign for Route 42 Apparel and Wraps located at 3677 Pearl Road not to exceed 29.64 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

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.

Radiant Detailing LLC.- 3677 Pearl Rd.

Mr. Alek Djukanovic owner of Radiant Detailing LLC. was present. He will be doing auto, boat, and RV detailing, in the second half of the building, approximately 1648 sq. ft. On the diagram in the application his company is represented as the "AD".

Chair Strogan asked do you have enough room for a car to come inside to detail? Mr. Djukanovic replied yes. Mr. Marco Sr. asked will this be done on site or elsewhere? Mr. Djukanovic replied that it will be done on site, and they offer mobile detailing as well. Mr. Marco Sr. asked will the detailing be done inside or outside? Mr. Djukanovic replied yes it will be done inside. There is a drain inside the building.

Mr. Traynor made a motion to approve the change of use for Radiant Detailing LLC to be located at 3677 Pearl Road as presented. It was seconded by Mr. Piskur.

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

The next request is for a 14.82 sq. ft. tenant panel.

For the record the sign will be split into two businesses: Route 42 Apparel and Wraps, and Radiant Detailing LLC.

Mr. Piskur made a motion for a tenant panel located on the ground sign for Radiant Detailing LLC located at 3677 Pearl Road not to exceed 14.82 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

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D Con Enterprises-2781 Medina Rd.

No one was present on behalf of D Con Enterprises. ZI Ridgely stated she spoke with the applicant, and he will be coming to the next meeting September 19th.

Mr. Piskur made a motion to table the change of use for D Con Enterprises to be located at 2781 Medina Rd. to September 19th at 7:00pm as requested. It was seconded by Mr. Traynor.
ROLL CALL- Piskur-yes, Traynor-yes, Marco Sr.-yes, Kuharik-yes, Strogin-yes.

The minutes to the June 20, 2023 meeting were approved as written.

Having no further business before the Commission the meeting was adjourned at 7:51 p.m.

Stephanie Farnsworth Zoning Secretary


Alliss Strogin Chairperson