

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
October 17, 2023**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:03 p.m. Permanent Board members Richard Marco Sr., James Traynor, Ron Kuharik, Mitch Piskur, and Alliss Strogin were in attendance. Alternate members Antonio 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 October 26, 2023, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

SITE PLANS

Ashley Furniture- 4927 Grande Shops Ave

Ms. Amy Noble from Ellet signs was present to represent Ashley Furniture and their signage request. Ms. Noble stated the 2 existing wall signs would be updated due to new branding. The east and south elevation tenant panels will also be replaced with new branding. The change is from lower case letters to all capital letters with the removal of the word outlet on the signs.

Chair Strogin stated for the record a previous variance was given on March 17, 2021, allowing wall signs to be 179 sq. ft.

Mr. Marco Sr. asked if the signs would be illuminated? Ms. Noble replied yes.

Mr. Traynor made a motion to approve the wall sign for Ashely Furniture to be located at 4927 Grande Shops Ave. not to exceed 179.3 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 179.3 sq. ft. refacing of the existing wall sign.

Mr. Piskur made a motion to approve the wall sign for Ashely Furniture to be located at 4927 Grande Shops Ave. not to exceed 179.3 sq. ft. as presented. It was seconded by Mr. Traynor. ROLL CALL- Piskur-yes, Traynor-yes, Marco Sr.- yes, Kuharik-yes, Strogin-yes.

The next request made was for a 44.9 sq. ft. refacing of the existing pylon tenant panel sign.

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Mr. Kuharik made a motion to approve the tenant panel for Ashely Furniture to be located at 4927 Grande Shops Ave. not to exceed 44.9 sq. ft. as presented. It was seconded by Mr. Traynor. ROLL CALL- Kuharik-yes, Traynor-yes, Piskur-yes, Marco Sr.- yes, Strogin-yes.

Medina SDA Outreach Center- 3870 Medina Road

Mr. Darrin Lionel Moore, Sr. was present to represent Medina SDA Outreach Center and their addition to existing building request. They are requesting to go from a single story to a two-story structure. The medical files must be in a room separated and behind 2 locked doors. Also, literacy intervention is being added.

Chair Strogin asked what is the material shown on the front left side of the building? Mr. Moore, Sr. replied it is going to be glass block. The reason behind glass block is it allows light to come in without people looking out to get distracted.

Mr. Moore, Sr. stated the stairs will be moved to the center with a training center around them. Eventually the medical files will take the training center over.

Chair Strogin asked if the medical files will eventually take that much room? Mr. Moore, Sr. stated he is not sure but since making the changes now they will be prepared for the future. Chair Strogin asked if the addition will be done now or later? Mr. Moore, Sr. replied that it will happen now.

Ms. Coppock asked who is funding the project? Mr. Moore, Sr. replied it is funded by donations. Ms. Coppock asked who is the target student? Mr. Moore, Sr. replied this is not a educational institution but a tutoring lab to teach people to read and write. Ms. Coppock asked who are the people coming to the institution? Mr. Moore, Sr. replied they are working with HUD and it will only be Medina County Residents who are in need of help to pass the GED exam.

Mr. Marco Sr. made a motion to approve the addition to existing building for Medina SDA Outreach Center to be located at 3870 Medina Road not to exceed 722 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Advance Spine Joint & Wellness- 5020 Victor Drive

No one was present on behalf of Advance Spine Joint & Wellness.

Mr. Piskure. made a motion to table the new construction for Advance Spine Joint & Wellness to be located at 5020 Victor Dr. to September 21st at 7:00pm as requested. It was seconded by Mr. Kuharik.

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

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MISC.

ZI Ridgley stated she spoke with Mike Lyons about having changes made to the zoning book regarding Airbnb's. It needs changed to tighten up and change the tourist homes code. Chair Strogin stated the biggest problem, which is not just happening here, is due to parties. Chair Strogin continued that hotels and motels are being taxed but Airbnb's are not so hotels/motels are complaining a lack of business due to this. Ms. Coppock asked if residents are calling in and complaining? ZI Ridgley stated she is receiving complaints from residents unhappy with people coming and going that they do not know in these homes. Chair Strogin mentioned we need to totally ban it or modify it.

The minutes to the September 19, 2023, meeting was approved as written.

Having no further business before the Commission the meeting was adjourned at 7:55 p.m.

Stephanie Farnsworth Zoning Secretary


Alliss Strogin Chairperson