

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
March 19, 2024**

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 Alliss Strogin were in attendance. Alternate members Jocelyn Coppock and Antonio 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 28, 2024, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**SITE PLANS**

**Waterford Village- 5100 Brompton Dr.**

Mr. Ben Geschke from A Sign Above was present to represent Waterford Village and their signage request. Waterford Village will be an aluminum monument sign that has channel and acrylic letters that are illuminated. The sign will be in the exact same place but instead of being installed at an angle it will be perpendicular to route 18.

Chair Strogin asked if there will be landscape. Mr. Geschke stated that Waterford oversees the landscape not the sign company, he stated however he would bring it to their attention a landscape design plan needs to be submitted to ZI at the time of permit request.

Mr. Piskur made a motion to approve the new sign for Waterford Village to be located at 5100 Brompton Dr. not to exceed 31.875 sq. ft. as presented. It was seconded by Mr. Traynor. ROLL CALL- Piskur-yes, Traynor-yes, Marco Sr.- yes, Kuharik-yes, Strogin-yes.

**Ember & Stone- 2835 Medina Road**

ZI. Ridgely spoke with the applicant, and they pulled their application due to losing lease.

**Fiesta Jalapenos- 4913 Grande Blvd.**

Mr. Graham Post from Sixmo Architecture was present. Mr. Jose Delreal was present to represent Fiesta Jalapenos. Fiesta Jalapenos will be moving into the Golden Coral building. Their plan is to keep the current kitchen, close the east side of the building until they are ready to commit to the whole space, remove 4 parking spaces to add an outdoor patio, new windows, and any architectural updates needed.

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Mr. Piskur asked what side you will not be using. Mr. Post replied the right hand side of the building. Chair Strogin asked what Fiesta Jalapeno will be doing with their current building. Mr. Delreal responded the lease will be up at the end of the year and plan to move to the new location by then.

Chair Strogin read the fire department letter into record. The letter stated the following: The scope of work will need to be sent to the Medina Building department. The fire department requests better plans for patio fencing be submitted to them. The automatic fire system needs to work. Contact the fire department for safety opening.

Mr. Traynor made a motion to approve a change of use for Fiesta Jalapenos to be located at 4913 Grande Blvd as presented. It was seconded by Mr. Kuharik.  
ROLL CALL- Traynor-yes, Kuharik-yes, Piskur-yes, Marco Sr.-yes, Strogin-yes.

**Ken Ganley Express- 3083 Medina Rd.**

Mr. Stefan Mendrea with Forest City Builders was present to represent Ken Ganley Express. Ken Ganley Express is requesting sign updates for a new logo change.

Chair Strogin asked what happened to the building. Mr. Mendrea responded it will be built up and framed in to square it up.

Mr. Kuharik made a motion to approve the existing wall sign (Application A) for Ken Ganley Express to be located at 3083 Medina Rd. not to exceed 25.33 sq. ft. as requested. It was seconded by Mr. Piskur.  
ROLL CALL- Kuharik-yes, Piskur-yes, Marco Sr.-yes, Traynor-yes, Strogin-yes.

The next request is for a second wall sign.

ZI Ridgely stated this is two separate applications because it is a corner sign. One sign faces the street and the other faces Dennys.

Mr. Traynor made a motion to approve the existing wall sign (Application B) for Ken Ganley Express to be located at 3083 Medina Rd. not to exceed 25.33 sq. ft. as requested. It was seconded by Mr. Kuharik.  
ROLL CALL- Traynor-yes, Kuharik-yes, Piskur-yes, Marco Sr.-yes, Strogin-yes.

The next request is a ground sign.

Mr. Mendrea stated it will be a 17" off of the ground base with the same sign sliding in where the existing one is located.

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Mr. Piskur made a motion to approve the ground sign (Application C) for Ken Ganley Express to be located at 3083 Medina Rd. not to exceed 31 sq. ft. as requested. It was seconded by Mr. Marco Sr.

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

ZI Ridgley asked about the decals. Chair Strogin replied on Application A decals/signs on windows are allowed as long as it does not exceed 20% of the window. Chair Strogin asked if there is any now. Mr. Mendrea stated they are yellow now and changing to white.

#### **Vine- 2777 Pearl Rd.**

Mr. Jason Zak with Mapleside Farms was present to represent Vine. Mr. Zak stated it is a party center with 125 acres and a dated house. They will be keeping the party center and updating it to a rustic/contemporary winery feel. It will be the same sq. ft. but will look more inviting from the road and have a grand entry. They will add windows to the front and raise the pitch of the roof. They are requesting a change of use.

Chair Strogin asked what height they are changing the roof. Mr. Zak responded 20-25ft. It is just cosmetic by adding a "faux roof" to make it look grander. Chair Strogin asked will there be landscaping? Mr. Zak stated that Mapleside was voted the most beautiful farm in America, and they will be bringing the same landscape to the new facility.

ZI Ridgley asked if there is any new signage. Mr. Zak replied yes, working on a sign and logo still.

Chair Strogin read a memo from the Fire Chief into record.

This is a preexisting nonconforming use for the zoning district.

Mr. Traynor made a motion to approve the change of use for Vine formally known as Caros Party Center to be located at 2777 Pearl Rd. as presented. It was seconded by Mr. Piskur.

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

#### **Medina County Park District**

Mr. Nathan Eppink director of the Medina Park District was present. Mr. Eppink stated the Shotwell family donated property to develop a 3<sup>rd</sup> entrance to lake Medina. It is 25 acres on the corner of Foote and Weymouth. There will be public access off of Foote Rd. with a parking lot. The home off of route 3 will be removed. They will advertise a statement of qualifications for the design of this project. Chair Strogin asked how this will connect to the lake? Mr. Eppink replied a potential switch trail to river through existing sidewalk. Also to be added is a three seasons building for people to use and gather with restrooms as well. ZI Ridgley asked what will happen

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with the existing house and garage? Mr. Eppink replied they will ask the board for a grant to assist in razing (demolish) home/garage which has to be done by the end of July.

Chair Stogin stated that on route 18 two gentlemen Mr. Brown and Trump, both antique dealers passed away. They put in their will, the property adjacent to Medina Hospital be put in a conservatory. Stogin asked how the park received this property. Mr. Eppink responded they were approached by an attorney for gift of the property. This property had to go to a nonprofit. The park district does not own it. Friends of Medina County were gifted 2 million dollars for the property from everything sold out of the house. Being a conservation there will be no hiking trails or commercial use. The historical society will be helping maintain the brick house which was built in 1874. The brick house has a new roof, plans to rebuild the porch, and getting quotes for interior plaster and wallpaper. Hoping to open to the public next year. There are two other houses on the property. A 2001 home made to look old will be used for a certified recovery home by Adam Board & Partners. They have a 10-year lease and will manage the yard. They will have twelve men from Hope Recovery living at that house who will be always monitored. The 3<sup>rd</sup> house is refurbished to be a volunteer space for the workers who help with the gardens to donate to Feed Medina County.

Chair Stogin asked what will be happening with Lake Medina. Mr. Eppink stated looking to approve access to water for fishing and kayak launch. About 3 years ago the neighbors near the corner of Granger Rd. gave permission to take down shrubs and will be adding a 40-car parking lot.

Chair Stogin stated the property near interstate 71 & route 3, the park purchased two big areas but not the one for sale (where Sheetz was planning to build). It is a wet property, not attractive to build on. Can you talk to the owner about donating to the park asked Chair Stogin. Mr. Eppink responded the two areas acquired are viewed as conservation area with no public access. The parcel being discussed is where Sheetz was planning to build. Chair Stogin replied “zoning will not change”. Three public hearings were held, and no one wanted Sheetz there. It is not a good piece of property between the 100 ft. setbacks and wetlands. ODOT is doing a project there to reconfigure and improve access from interstate 71 to route 3 taking more land. Mr. Eppink asked if the church could buy it and donate to the park. Chair Stogin replied she is not sure, but the church could be asked. The property has limited use. The ODOT meeting about the reconfiguration will be March 27<sup>th</sup> at Highland Library.

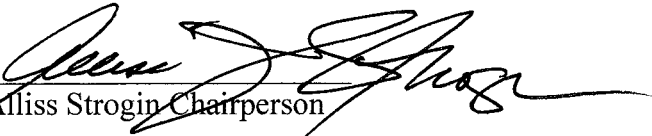
### **MISC.**

Chair Stogin stated the trustees passed a resolution to outlaw the retail recreational marijuana sale stores. She also confirmed seven people will be attending the zoning conference.

The minutes to the February 20, 2023, meeting was approved as written.

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

Stephanie Farnsworth Zoning Secretary

  
Alliss Strogin Chairperson