

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
April 16, 2024**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Richard Marco Sr., Ron Kuharik, and Alliss Strogin were in attendance. Alternate member Jocelyn Coppock sat on the Board. Permanent Board members James Traynor and Mitch Piskur were not present. Alternate member Antonio Colon was not 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 April 25, 2024, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

Chair Strogin explained to the applicants that due to not having a full board and if three out of the four agree that is all you need and asked if they would like to proceed today. Both applicants replied yes, they wanted to proceed.

**SITE PLANS**

**Ruoff Mortgage- 3995 Medina Rd. Ste. 220**

Mr. James Briola from North Coast Sign and Lighting Services Inc. was present to represent Ruoff Mortgage and their change of use and signage request. Ruoff Mortgage is a home mortgage company that will move into the current vacant location and add updated signage.

Mr. Marco Sr. made a motion to approve the change of use (application A) for Ruoff Mortgage to be located at 3995 Medina Rd. Ste. 220 not to exceed 2,073 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Chair Strogin read the fire department letter into record.

The next request is for a wall sign. Mr. Briola stated it will be a marquee sign that is ¾ in. thick with the same type of lettering.

Mr. Kuharik made a motion to approve the wall sign for Ruoff Mortgage to be located at 3995 Medina Rd. Ste. 220 not to exceed 4.72 sq. ft. as presented. It was seconded by Mr. Marco Sr. ROLL CALL- Kuharik-yes, Marco Sr.-yes, Coppock-yes, Strogin-yes

**Medina Family Pharmacy, LLC.**

Mr. John Komara owner of Medina Family Pharmacy, LLC. was present for the change of use request. Medina Family Pharmacy, LLC. will be an independent pharmacy and will also sell basic medical needs, long term care, and traditional retail. They will except most insurances.

Chair Strogin read the fire department letter into record.

Chair Strogin asked if there will be any major changes. Mr. Komara responded only new floors.

Ms. Coppock made a motion to approve the change of use for Medina Family Pharmacy, LLC. to be located at 3705 C. Medina Rd. not to exceed 1,600 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

**MISC.**

ZI Ridgely passed out mileage sheet for the Independence zoning workshop. Chair Strogin mentioned how it is an important workshop to attend as there will be different zoning classes to pick from. This workshop will meet all of the continuing education needed in one day.

The minutes to the March 19, 2024 meeting will be corrected to be approved at the following meeting.

Having no further business before the Commission the meeting was adjourned at 8:29 p.m.

Stephanie Farnsworth Zoning Secretary

  
Alliss Strogin Chairperson