

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
May 21, 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., Ron Kuharik, James Traynor, Mitch Piskur and Alliss Strogin were in attendance. Alternate member Jocelyn Coppock was 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 June 9, 2024, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

SITE PLANS

Ohio State University Extensions Medina County- 4046 Medina Road

Ms. Kyle White from Ohio State University Extensions Medina County was present to represent their change of use and signage request. Ohio State University Extensions Medina County will be moving into 4046 Medina Rd. and adding new signage.

Mr. Traynor made a motion to approve the change of use (application A) for Ohio State University Extensions Medina County to be located at 4046 Medina Rd. not to exceed 5,660 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 is for a ground sign. Ms. Kyle stated the sign will say Ohio State University Extension and be placed in front of the old YMCA sign frame using the existing post.

Mr. Marco Sr. asked if there will be plants. Ms. Kyle replied yes once construction is done on Route 18.

Chair Strogin stated the road keeps moving due to construction and the sign has to be 10 ft. off of the road right away set back from property line. She asked if the sign would be 10 ft. from the property line. Ms. Kyle replied yes.

Chair Strogin stated the piece of property the building sits on is unique. The sliver that the sign will be going is owned by Medina County Transportation Improvement District and it is all owned by the County Commissioners so even though it is two lots it is treated as one. The sign is preexisting nonconforming and fits in the setbacks.

Mr. Piskur asked if you have been there a year now and do not currently have a sign. Ms. Kyle replied we had one that blew away.

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Mr. Marco Sr. made a motion to approve the wall sign for Ohio State University Extensions Medina County to be located at 4046 Medina Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

URUS SEWER AND DRAINS- 3790 Pearl Rd. Unit A

Mr. Harrison Williams owner of URUS Sewer and Drains, was present for the change of use request. URUS Sewer and Drains will be a sanitary sewer, jetting, and draining company.

Chair Strogin stated the site this will be located at was previously approved for a structure with 3 units.

Chair Strogin asked if there was a sign. Mr. Williams replied not yet. Mr. Marco Sr. asked if this is for an office. Mr. Williams replied yes, an office and storage for machines that are weather sensitive. Mr. Piskur asked if they are relocated to this location. Mr. Williams replied yes, they are currently in a storage unit.

Chair Strogin read the fire department letter into record.

Mr. Traynor made a motion to approve the change of use for URUS Sewer and Drains to be located at 3790 Pearl Rd. Unit A not to exceed 1,800 sq. ft. as presented. It was seconded by Mr. Piskur.

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

The Muffler Boss Autocare- 3790 Pearl Rd. Unit B

Mr. Frank Hominsky owner of The Muffler Boss Autocare was present for the change of use request. The Muffler Boss Autocare has been a family-owned operated business since 2018. They currently have a location in Northfield and will be adding this as a second location.

Mr. Marco Sr. asked what your business does. Mr. Hominsky replied brakes, suspension, and mufflers.

Chair Strogin read the fire department letter into record.

Mr. Kuharik made a motion to approve the change of use for The Muffler Boss Autocare to be located at 3790 Pearl Rd. Unit B not to exceed 2,000 sq. ft. as presented. It was seconded by Mr. Traynor.

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

Spin Bike-4463 Weymouth Rd.

Mr. Charles Klinkenberg from Illes Architects Inc. was present to represent Spin Bike for the addition to the existing building. Spin Bike is outgrowing space. They will be putting a 50x50 addition on the northeast side of the building. The biggest problem currently is coming down

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Weymouth Rd. there is a small sign not seen. This addition will give more visibility with lots of windows. The entrance and building will stay the same. The landscaping will be redone.

Mr. Marco Sr. asked will this cut into the parking. Mr. Klinkenberg replied yes, all gravel parking now with overflow parking. Took space and added new parking lot and being repaved.

Chair Strogin read the fire department letter into record.

Mr. Piskur made a motion to approve addition to the existing building for Spin Bike to be located at 4463 Weymouth Rd not to exceed 2,500 sq. ft. as presented. It was seconded by Mr. Marco Sr. ROLL CALL- Piskur-yes, Marco Sr.- yes, Kuharik-yes, Traynor-yes, Strogin-yes.

Ken Ganley Express- 3049 Medina Rd.

Ms. Laura Woyma from Brilliant Electric Sign Company was present to represent Ken Ganley Express for the signage request. The existing pole sign will be upgraded to a high-resolution sign to update graphics.

Mr. Traynor made a motion to approve the existing high rise pole sign for Ken Ganley Express to be located at 3049 Medina Rd. not to exceed 160 sq. ft. as presented. It was seconded by Mr. Piskur.

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

D Con Enterprises LLC- 2781 Medina Rd.

Mr. Ed Gonzales from Fast Signs was present to represent D Con Enterprises LLC. for the signage request. They will be utilizing the existing sign by putting vinyl on it.

Mr. Marco Sr. asked what ~~D~~^{SF} Con Enterprises is and will sign be illuminated. Mr. Gonzales replied it is a commercial real estate company, and yes it will be illuminated.

Mr. Kuharik made a motion to approve the wall sign for D Con Enterprises LLC. to be located at 3781 Medina Rd. not to exceed 35.5 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

Giovannis Pizza- 2777 Medina Rd. Unit 19

Mr. Giovanni Cipriani owner of Giovannis Pizza was present to represent the change of use and signage request. Giovannis Pizza is going to be carry out pizza and this will be their second location with the first being in Strongsville.

Mr. Traynor made a motion to approve the change of use (application A) for Giovannis Pizza to be located at 2777 Medina Rd. Unit 19 not to exceed 1,360 sq. ft. as presented. It was seconded by Mr. Piskur.

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

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The next request is for a wall sign. The sign is a new sign made for this location.

Chair Strogin read the fire department letter into record.

Mr. Piskur made a motion to approve the wall sign (Application B) for Giovannis Pizza to be located at 2777 Medina Rd. unit 19 not to exceed 11.96 sq. ft. as presented. It was seconded by Mr. Traynor.

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

Breakfast Club Barbell LLC. - 2749 Medina Rd. Units 40 & 42

Mr. John Eatmon from Breakfast Club Barbell LLC. was present to represent the change of use request. Breakfast Club Barbell LLC. is a gym with 7 different styles of fitness.

Mr. Marco Sr. asked if there is food involved at all. Mr. Eatmon replied no it is only a gym. Chair Strogin asked what the meaning behind the name is. Mr. Eatmon replied the owners use to meet early and have breakfast, so they named the gym after that.

Mr. Kuharik made a motion to approve the change of use for Breakfast Club Barbell LLC. to be located at 2759 Medina Rd. Units 40 & 42 not to exceed 3,120 sq. ft. as presented. It was seconded by Mr. Pisurk.

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

Chair Strogin read the fire department letter into record.

ZI Ridgley asked if there are plans for a sign. Mr. Eatmon replied he does not know any details. ZI Ridgley replied if they want signage, they must get a permit and they cannot have any temporary signs.

Primrose School- 4020 Carrick Dr.

No one was present to represent Primrose School.

Mr. Marco Sr. made a motion to continue until June 18, 2024, for Primrose School. Enterprises It was seconded by Mr. Piskur.

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

MISC.

Chair Strogin mentioned do not forget the upcoming workshop on Thursday at 6:30pm.

The minutes from the March 19, 2024, meeting was approved as written.

The minutes from the April 16, 2024, meeting was approved as written.

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Chair Strogin stated she went to the planning sessions by APA, and it was interesting. She also mentioned that on June 28th Willoughby Hills will be having a workshop that is focused on townships and is another opportunity to get your hours in.

Mr. Bruce Christopher brought up the safety improvements being discussed by NOACA at interstate 271 north and route 18 to improve getting on interstate 71 north. He continued that they plan to do this to make it easier for truckers. Chair Strogin stated that the roundabouts being discussed are not safer when it is busier.

Having no further business before the Commission the meeting was adjourned at 8:30 p.m.

Stephanie Farnsworth Zoning Secretary


Alliss Strogin Chairperson