

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
ORGANIZATIONAL/REGULAR MEETING  
FEBRUARY 20, 2024**

Acting Chairperson Alliss Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:00 p.m. Permanent Board members Richard Marco Sr., Mitch Piskur, James Traynor and Alliss Strogin were in attendance. Alternate member Jocelyn Coppock sat in for a full board. Permanent Board member Ron Kuharik was not in attendance. Alternate member Antonio Colon was present.

**ORGANIZATIONAL MEETING**

**Election of Officers**

Secretary Farnsworth called for nominations for Chairperson of the Board of Zoning Commission for 2024.

Mr. Richard Marco Sr. made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2024. It was second by Mr. Traynor. The nominations were closed.

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

Secretary Farnsworth turned the meeting over to Chair Strogin to call for nominations for Vice Chairperson of the Board of Zoning Commission for the calendar year 2024.

Mr. Traynor made a motion to nominate Mr. Richard Marco Sr. as Vice Chairperson of the Zoning Commission for the calendar year 2024. It was second by Mr. Piskur. The nominations were closed.

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

**Set hearing dates/Confirm hearing posting**

The Commission stated they would continue to meet on the 3<sup>rd</sup> Tuesday of the month at 7:00 p.m. Posting of the meeting would be placed on the Town Hall marquee, website, and The Gazette accordingly.

The organizational meeting was closed at 7:04 p.m.

**REGULAR MEETING**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:04 p.m. Permanent Board members Richard Marco Sr., Mitch Piskur, James Traynor and Alliss Strogin were in attendance. Alternate member Jocelyn Coppock sat in for a full board. Permanent Board member Ron Kuharik was not in attendance. Alternate member Antonio Colon was 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

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obtain final approval from the Board of Trustees. The next meeting of the Trustees was set for February 29, 2024, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**SITE PLANS**

**Route 42 Apparel and Wraps- 3677 Pearl Road**

Mr. Denis Kolar, owner of Route 42 Apparel and Warps was present. He stated he is asking for a change of sign. He continued that the sign will be the same dimensions but adding services to the business and sign.

Mr. Piskur made a motion to approve the change of sign not to exceed 29.64 sq. ft. of Route 42 Apparel and Warps to be located at 3677 Pearl Rd. as presented. It was seconded by Mr. Traynor.

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

**Meek Maker- 3812 Pearl Road**

Ms. Ed Gonzales from Fast Signs was present to represent Meek Maker. He stated Meek Maker will be keeping the same structure and change the sign.

Chairperson Strogin asked where in the building is this located? Mr. Gonzales replied the upper level 2<sup>nd</sup> floor. Chairperson Strogin asked what type of business is this? Mr. Gonzales replied a clock and watch repair.

Mr. Traynor made a motion to approve the change of use for Meek Maker to be located at 3812 Pearl Road as presented. It was seconded by Ms. Coppock.

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

The next two requests were for signage. Mr. Gonzales stated replacing existing panel sign 8.51 sq. ft. and will be illuminated. Mr. Michael Daniel, owner of Meek Maker was present.

Chairperson Strogin asked if there is currently a sign on the building or door? Mr. Daniel replied there is a banner on the window that says Clock and Watch Repair with a phone number. Chairperson Strogin stated you can only have a sign in a window that covers 20% of the window.

Mr. Piskur made a motion to approve a pylon panel for the existing ground sign for Meek Maker located at 3812 Pearl Road not to exceed 8.51 sq. ft. as presented. It was seconded by Ms. Coppock.

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

**OTHER BUSINESS**

Chairperson Strogin stated additional training for the 6 hour continuing education credits has started again. Board members should go to 1 or 2 classes. The next class is March 18<sup>th</sup> at 6:30 pm. She continued that even though the information is basic it is doesn't hurt to go. The other workshop dates are May 23<sup>rd</sup>, August 19<sup>th</sup>, and October 24<sup>th</sup>.

Chairperson Strogin stated that she went to a conference 2 weeks ago and two major things stood out. The first one was that realtors, businessmen, and developers are trying to get rid of township zoning due to townships not allowing high density zoning. The second thing is the new marijuana law. Since there are no rules for the new law Congress is coming up with a bill. There are 120 medical marijuana stores in the state and those can automatically become medical and recreational stores. If a store opens in a Township, they have 120 days to contest it. The only way a store would not be able to open would be if Trustees (not zoning) vote to not allow them in the Township.

Mr. Piskur asked if local townships that do not have zoning, does that go to the County? Chairperson Strogin replied either the County or the state.

Minutes from the November 21,2023 meeting were approved as written.

**GENERAL COMMENTS**

Zoning Inspector Ridgely said she had a resident come in asking her to bring up to the board about conditions of people's yards. They stated their neighbors' yard is a junk yard. Chair Strogin stated the definition of junk and trash is different. She continued if it is not human, animal, or food waste it is not legally trash. ZI Ridgely stated she has explained that to them and has also been out there. The home does have a lot of stuff, but it is all useable. Chair Strogin stated legally we do not have a leg to stand on and the health department wouldn't do anything about it.

Having no further business before the Board, the meeting was officially adjourned at 7:59 p.m.

Stephanie Farnsworth, Zoning Secretary

  
Aliss Strogin Chairperson