

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
July 16, 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, Mitch Piskur, James Traynor, and Alliss Strogin were in attendance. Alternate members Jocelyn Coppock and Antonio Colon were 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 August 1, 2024, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

SITE PLANS

Discover Learning Preschool Inc.- 3848 Medina Rd.

Ms. Katie Swinko president/owner was present to represent Discover Learning Preschool Inc. Discover Learning Preschool Inc. will be moving into a building that was previously a preschool and reopening as a new preschool.

Mr. Traynor made a motion to approve the change of use (application A) for Discover Learning Preschool Inc. to be located at 3848 Medina Rd. not to exceed 4,800 sq. ft. as presented. It was seconded by Mr. Piskur.

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

Chair Strogin read fire letter into record.

The next request is for a pylon panel. Ms. Swinko stated the panel will be by the road. Mr. Marco Sr. reminded the applicant that landscaping is required around the sign.

Mr. Kuharik made a motion to approve the pylon panel (application B) for Discover Learning Preschool Inc. to be located at 3848 Medina Rd. not to exceed 15 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The next request is for three directional signs labeled as Door 1, Door 2, and Playground Gate on the site plan. Ms. Swinko stated that Door 1 will state Discover Learning Preschool Inc. Door 1, which is the front door entrance. Door 2 will state Discover Learning Preschool Inc. Door 2 Drop Off. The Playground Gate will state Discover Learning Preschool Inc. 1. No trespassing 2. Playground for Discover Learning Preschool, Inc. use only! 3. No pets allowed! (service animals ok)

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Mr. Kuharik made a motion to approve the three directional signs (Application C) for Discover Learning Preschool Inc. to be located at 3848 Medina Rd. not to exceed 2.78 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

Project 16- 3731 Stonegate Dr.

Ms. Carol Mancuso owner was present to represent Project 16. Project 16 is a dance studio teaching all types of dance styles to ages 18 months to adults.

Mr. Traynor made a motion to approve the change of use (application A) for Project 16 to be located at 3731 Stonegate Dr. not to exceed 1,711 sq. ft. as presented. It was seconded by Mr. Piskur.

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

Mr. Dave Sterrett from Medina Signs Inc. was present to represent Project 16 for application B a wall sign. The sign will be electric channel letters that are white at night and black during the day.

Mr. Piskur made a motion to approve the wall sign (application B) for Project 16 to be located at 3731 Stonegate Dr. not to exceed 16.24 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 is for a pylon panel.

Mr. Marco Sr. made a motion to approve the pylon panel (application C) for Project 16 to be located at 3731 Stonegate Dr. not to exceed 7.5 sq. ft. as presented. It was seconded by Mr. Traynor.

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

Chair Strogin read fire letter into record.

URUS Sewer and Drain- 3790 Pearl Rd. Unit A.

Mr. David Sterrett from Medina Signs Inc. was present to represent URUS Sewer and Drain wall sign request.

Mr. Piskur made a motion to approve the wall sign for URUS Sewer and Drain to be located at 3790 Pearl Rd. Unit A. not to exceed 21 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

The Muffler Boss Autocare- 3790 Pearl Rd. Unit B.

Mr. David Sterrett from Medina Signs Inc. was present to represent The Muffler Boss Autocare wall sign request. Mr. Sterrett stated that all the wall signs on the unit will be the same size.

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Mr. Kuharik made a motion to approve the wall sign for The Muffler Boss Autocare to be located at 3790 Pearl Rd. Unit B. not to exceed 21 sq. ft. as presented. It was seconded by Mr. Traynor.

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

379 Management- 3790 Pearl Rd.

Mr. David Sterrett from Medina Signs Inc. was present to represent 379 Management. Mr. Brian Kress, owner of 379 Management, was also present. Landscaping will be done soon.

Mr. Piskur made a motion to approve the ground sign for 379 Management to be located at 3790 Pearl Rd. not to exceed 32 sq. ft. as presented. It was seconded by Mr. Traynor.

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

URUS Sewer and Drain- 3790 Pearl Rd. Unit A.

Mr. David Sterrett from Medina Signs Inc. was present to represent URUS Sewer and Drain pylon panel request.

Mr. Marco Sr. made a motion to approve the pylon panel for URUS Sewer and Drain to be located at 3790 Pearl Rd. Unit A. not to exceed 8.125 sq. ft. as presented. It was seconded by Mr. Piskur.

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

The Muffler Boss Autocare- 3790 Pearl Rd. Unit B.

Mr. David Sterrett from Medina Signs Inc. was present to represent The Muffler Boss Autocare pylon panel request. Mr. Sterrett stated he will have updated pictures of the sign to ZI Elaine.

Mr. Kuharik made a motion to approve the pylon panel for The Muffler Boss Autocare to be located at 3790 Pearl Rd. Unit B. not to exceed 8.125 sq. ft. as presented. It was seconded by Mr. Piskur.

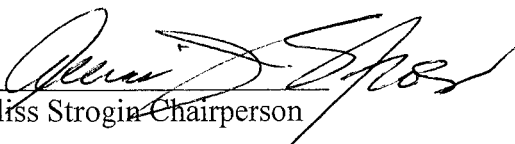
ROLL CALL- Kuharik-yes, Piskur-yes, Marco Sr.- yes, Traynor-yes, Strogina-yes.

MISC.

The minutes from the June 18, 2024, meeting was approved as written.

Having no further business before the Commission the meeting was adjourned at 7:43 p.m.

Stephanie Farnsworth Zoning Secretary


Alliss Strogina Chairperson