

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
September 17, 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, and Alliss Strogin were in attendance. Permanent Board member Mitch Piskur was not present. Alternate member Jocelyn Coppock sat on the Board. 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 September 26, 2024, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**SITE PLANS**

**Sunflower Foot Reflexology- 3274 Pearl Rd. Suite A.**

Ms. Peixin Sun owner of Sunflower Foot Reflexology and Ms. Ariel Wilson interpreter for Ms. Sun was also present. Sunflower Foot Reflexology is different than traditional massage because it focuses mainly on feet, hand, shoulders, and head. This will be Sunflower Foot Reflexology's second location.

The first request (application A) is for the change of use.

Ms. Coppock made a motion to approve the change of use (application A) for Sunflower Foot Reflexology to be located at 3274 Pearl Rd. Suite A. not to exceed 684 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

Chair Strogin read Assistant Fire Chief Crumley's letter into record.

The next request (application B) is for a wall sign.

Mr. Dave Sterrett from Medina Signs Inc. was present to represent Sunflower Foot Reflexology. The sign will be a new panel into the cabinet wall sign.

Mr. Marco Sr. made a motion to approve the wall sign (application B) for Sunflower Foot Reflexology to be located at 3274 Pearl Rd. Suite A. not to exceed 27 sq. ft. as presented. It was seconded by Mr. Traynor.

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

**Rainforest Service Division- 3790 Pearl Rd. Unit C.**

Mr. Dave Sterrett from Medina Signs Inc. was present to represent Rainforest Service Division. Rainforest Service Division will be storing supplies and equipment for car wash repairs.

The first request (application A) is for a wall sign.

Mr. Kuharik made a motion to approve the wall sign for Rainforest Service Division to be located at 3790 Pearl Rd. Unit C. not to exceed 21 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

The next request (application B) is for a pylon panel.

Mr. Traynor made a motion to approve the pylon panel for Rainforest Service Division to be located at 3790 Pearl Rd. Unit C. not to exceed 8.125 sq. ft. as presented. It was seconded by Ms. Coppock.

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

Both application A and B are amended to read Unit C not Unit A.

**Bunker Hill Golf Course- 3060 Pearl Rd. Ste. B.**

Mr. Trace Bawn from TAB Property Enhancement was present to represent Bunker Hill Golf Course. Bunker Hill Golf Course will be tearing out the existing deck and adding onto the party center because the deck is unusable if it rains. The office below will be extended 10 ft. The side deck will be changing as well.

Mr. Marco Sr. asked if the addition will be extending to the first fairway. Mr. Bawn replied no because it is on the side of the building. Chair Strogin asked where does the current party center end. Mr. Bawn replied right where the open-air deck is.

Mr. Marco Sr. made a motion to approve the additions to existing building to include a party center (1540 sq. ft.), a deck (198 sq. ft.), and an office (160 sq. ft.) for Bunker Hill Golf Course to be located at 3060 Pearl Rd. Ste. B. not to exceed 1898 sq. ft. as presented. It was seconded by Ms. Coppock.

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

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**Bay Holdings LLC. - 4170 Pearl Rd.**

Mr. Peter Manns from Bay Holdings LLC. was present. Bay Holdings LLC. is not changing the building. They will run day to day activities out of there and store equipment and materials.

Chair Strogin asked if the lake is still there and will they be using all of the property. Mr. Manns replied yes, the lake is still there and yes, they will be using all of the property but mainly to the east near the existing buildings.

ZI Ridgley told Mr. Mann to contact Assistant Fire Chief Crumley because they did not send a letter over but mentioned something to her about the driveway.

Mr. Kuharik made a motion to approve the change of use for Bay Holdings LLC. to be located at 4170 Pearl Rd. not to exceed 20,180 sq. ft. as presented. It was seconded by Mr. Traynor. ROLL CALL- Kuharik-yes, Traynor- yes, Marco Sr.-yes, Coppock-yes, Strogin-yes.

**Marcellos New York Pizza- 2777 Medina Rd.**

Mr. Chris Lang and Mrs. So Ling Lang from Marcellos New York Pizza was present.

The first request (application A) is for the change of use.

Chair Strogin read Assistant Fire Chief Crumley's letter into record.

Mr. Traynor made a motion to approve the change of use (application A) for Marcellos New York Pizza to be located at 2777 Medina Rd. not to exceed 2040 sq. ft. as presented. It was seconded by Ms. Coppock.

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

The next request (application B) is for a wall sign.

Mr. Kuharik made a motion to approve the wall sign (application B) for Marcellos New York Pizza to be located at 2777 Medina Rd. not to exceed 24 sq. ft. as presented. It was seconded by Mr. Traynor.

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

**McDowell Homes LLC. - 5041 Victor Dr. Unit B.**

No one was present for McDowell Homes LLC.

Mr. Traynor made a motion to table the change of use for McDowell Homes LLC. to be located at 5041 Victor Dr. Unit B. for the October 15, 2024, meeting. It was seconded by Ms. Coppock. ROLL CALL- Traynor-yes, Coppock-yes, Marco Sr.-yes, Kuharik-yes, Strogin-yes.


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**MISC.**

The minutes from the August 20, 2024, meeting were approved as written.

Having no further business before the Commission the meeting was adjourned at 8:01 p.m.

Stephanie Farnsworth Zoning Secretary

  
Alliss Strogin Chairperson