

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
October 15, 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 Mitch Piskur, Richard Marco Sr., Ron Kuharik, 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 October 24, 2024, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

SITE PLANS

Northside Christian Church- 3711 Pearl Rd.

Mr. Jeff Hugus was present to represent Northside Christian Church. Northside Christian Church purchased the pet store next to the current building and will take over for their next generation room. They will come back for signage.

Chair Strogin asked if the buildings are connected currently. Mr. Hugus replied they are not but will be eventually.

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

Ms. Traynor made a motion to approve the change of use for Northside Christian Church to be located at 3711 Pearl Rd. not to exceed 3520 sq. ft. as presented. It was seconded by Mr. Piskur. ROLL CALL- Traynor-yes, Piskur-yes, Marco Sr.- yes, Kuharik-yes, Strogin-yes.

SH Logistics LLC- 3901 Pearl Rd.

Mr. Nihd Poljakovic owner of SH Logistics LLC was present. Mr. Jeff Flanigan from SH Logistics LLC was present. SH Logistics LLC is requesting a sign.

Chair Strogin asked what is still outstanding in the building. Mr. Poljakovic replied they have not finished the driveway, landscaping, and the inside of the building needs finished. Chair Strogin stated this is very close to the road and alternatives to landscaping were offered like floral pots to soften it up. Chair Strogin continued we do not expect you do tear up concrete to do landscaping.

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Mr. Poljakovic stated we plan to do landscaping, but the driveway is not done yet. He continued stating the parking lot is in the front of the building for office and cars only. He stated ODOT will not approve them for a second driveway.

Mr. Flanigan stated the main driveway will be widening seventy-five feet. Mr. Marco Sr. asked what would happen to the utility pole. Mr. Flanigan replied the utility company will move it.

Chair Strogin stated the Township is getting complaints about no signage and no landscaping. Chair Strogin asked what a time frame for landscaping is. ZI Ridgley asked what do you envision for landscape so we can give people an answer who call to complain. Mr. Poljakovic replied they plan to do flowerpots or flower boxes, and it will be done when the employee driveway gets done. ZI Ridgley asked how long until the employee driveway is done. Mr. Poljakovic stated the grindings are already there so in a couple of months.

Chair Strogin asked if employees should be parking in the back. Mr. Poljakovic replied no due to safety concerns they cannot drive in the fence.

Chair Strogin asked when will the landscaping be done. Mr. Poljakovic replied in roughly two months. Chair Strogin suggested January. Mr. Poljakovic replied yes about then it should be done if not sooner but the project itself is taking a lot longer than expected. Chair Strogin stated landscaping will be done by the end of January and the fence is also supposed to have landscaping as well. Mr. Poljakovic replied sounds good.

Mr. Marco Sr. asked will the sign be illuminated. Mr. Poljakovic yes, all one color too.

Mr. Piskur made a motion to approve the wall sign for SH Logistics LLC to be located at 3901 Pearl Rd. not to exceed 79.2 sq. ft. as presented. It was seconded by Mr. Kuharik.
ROLL CALL- Piskur-yes, Kuharik-yes, Marco Sr.- yes, Traynor-yes, Strogin-yes.

McDowell Real Estate- 5041 Victor Dr. Unit B.

Mr. Jeff Carducci president of McDowell Real Estate was present. McDowell Real Estate is a residential real estate company that started in 2015. McDowell Real Estate already has multiple offices.

Mr. Marco Sr. asked if the plumbing was already done. Mr. Carducci replied the HVAC is already done.

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

ZI Ridgley asked if they would have a signage request. Mr. Carducci replied yes but not yet. ZI Ridgley stated it will need to be two signs.

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Mr. Marco Sr. made a motion to approve the change of use for McDowell Real Estate to be located at 5041 Victor Dr. Unit B. not to exceed 1440 sq. ft. as presented. It was seconded by Mr. Traynor.

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

MISC.

Chair Strogin stated on October 24th there will be another training meeting to get hours.

The minutes from the September 17, 2024, meeting were approved as written.

Having no further business before the Commission the meeting was adjourned at 7:48 p.m.

Stephanie Farnsworth Zoning Secretary


Ailiss Strogin Chairperson