

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
November 19, 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 member Antonio Colon was present. Alternate member Jocelyn Coppock 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 December 5, 2024, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**SITE PLANS**

**McDowell Real Estate- 5041 Victor Dr. Unit B.**

Mr. Jim Briola from North Coast Sign and Lighting was present to represent McDowell Real Estate. McDowell Real Estate will be updating the existing ground sign and adding a directional sign.

Mr. Traynor made a motion to approve the ground sign (Application A) for McDowell Real Estate to be located at 5041 Victor Dr. Unit B. not to exceed 6.23 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

The next request is for a directional sign (Application B).

Mr. Marco Sr. made a motion to approve the directional sign (Application B) for McDowell Real Estate to be located at 5041 Victor Dr. Unit B. not to exceed .78 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

**Virasone Nails- 3983 Pearl Rd.**

Ms. Polnikorn Phomphakdy owner of Virasone Nails was present. Virasone Nails in Medina Township will be the second location and have been in business for nineteen years.

Chair Strogin asked if Ms. Phomphakdy will be working at this location. Ms. Phomphakdy replied she will until she can get a staff.

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Mr. Piskur made a motion to approve the change of use (Application A) for Virasone Nails to be located at 3983 Pearl Rd. not to exceed 1,015 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The next request is for a ground sign (Application B).

Mr. Kuharik made a motion to approve the ground sign (Application B) for Virasone Nails to be located at 3983 Pearl Rd. not to exceed 9.84 sq. ft. as presented. It was seconded by Mr. Piskur.

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

**Northside Christian Church- 3711 Pearl Rd.**

Mr. Steve Zigler was present to represent Northside Christian Church. Northside Christian Church is requesting signs for their new location.

Ms. Piskur made a motion to approve the wall sign (Application A) for Northside Christian Nextgen Ministry to be located at 3711 Pearl Rd. not to exceed 38.25 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

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

Mr. Zigler stated they are currently the second from the bottom on the sign and will be moving to the third from the bottom. The sign will read “Northside Christian Church” with the logo.

Ms. Piskur made a motion to approve the pylon panel sign (Application B) for Northside Christian Nextgen Ministry to be located at 3711 Pearl Rd. not to exceed 9.28 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

The next request is for a pylon panel sign (Application C).

Ms. Piskur made a motion to approve the pylon panel sign (Application C) for Northside Christian Church to be located at 3721 Pearl Rd. not to exceed 9.28 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

**MISC.**

The minutes from the October 15, 2024, meeting were approved as written.

Having no further business before the Commission the meeting was adjourned at 7:38 p.m.

Stephanie Farnsworth Zoning Secretary



Alliss Strogin Chairperson

vice chair

Richard Marco