

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
December 17, 2024**

Alternate Chairperson Richard Marco Sr. 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., and Ron Kuharik were in attendance. Permanent Board members Alliss Strogan, and James Traynor were not present. Alternate members Antonio Colon and Jocelyn Coppock were present.

Chair Marco Sr. 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 January 2, 2025, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**SITE PLANS**

**FAB Medical Aesthetics- 3733 Stonegate Dr.**

Mr. Eric Ports and Ms. Nicole Ports from FAB Medical Aesthetics were present. FAB Medical Aesthetics is a medical spa that will provide Botox, lip filler, facials, and weight loss medicine.

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

Mr. Piskur made a motion to approve the change of use for FAB Medical Aesthetics to be located at 3733 Stonegate Dr. not to exceed 1,350 sq. ft. as presented. It was seconded by Mr. Kuharik.

ROLL CALL- Piskur- yes, Kuharik- yes, Colon-yes, Coppock-yes, Marco Sr.-yes.

**Circle K Store # 5338- 3809 Pearl Rd.**

Mr. Phillip Sugalski from CUPKOVIC Architecture, LLC. was present to represent Circle K Store #5338 which will be relocating the existing door in the southwest corner that is angled and move it to the southern face of the building.

Mr. Piskur asked if the driveway entrances will be moving. Mr. Sugalski replied the driveway entrances will be staying the same.

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

Ms. Coppock made a motion to approve the interior alteration door for Circle K Store #5338 to be located at 3809 Pearl Rd. not to exceed 180 sq. ft. as presented. It was seconded by Mr. Colon.

ROLL CALL- Coppock- yes, Colon-yes, Piskur- yes, Kuharik- yes, Marco Sr.-yes.

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**Serenity Health Spa LLC. - 2747 Medina Rd.**

Mr. Donn Krama was present to represent Serenity Health Spa LLC. Serenity Health Spa LLC. will be an acupuncture provider. They are requesting a change of use.

Ms. Coppock asked what services will be offered. Mr. Krama replied acupuncture to help adjust points of the body to help with pain and nasal issues that will focus mostly on the head, neck, and legs. A certified practitioner will be providing the services.

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

Mr. Kuharik made a motion to approve the change of use for Serenity Health Spa LLC. to be located at 2747 Medina Rd. not to exceed 1,700 sq. ft. as presented. It was seconded by Ms. Coppock.

ROLL CALL- Kuharik- yes, Coppock- yes, Piskur- yes, Colon- yes, Marco Sr.-yes.

**Thrill Point Motorsports- 3057 Eastpointe Dr.**

Mr. Grant Freytag was present to represent Thrill Point Motorsports. Thrill Point Motorsports is a motor sports dealership that specializes in services and sales. They are requesting a shelter/car port off the east and south walls of the building in 4 different modules that will not be connected to each other (labeled A, B, C, D on the application).

Chair Marco Sr. asked if this would impose on the parking. Mr. Freytag replied it will affect parking spaces on locations "C" and "D" (as labeled in the application) but we are coming up with a solution for this.

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

Mr. Piskur made a motion to approve the addition to existing building shelter carport A, B,C,D for Thrill Point Motorsports to be located at 3057 Eastpointe not to exceed 6,155.6 sq. ft. as presented. It was seconded by Mr. Colon.


ROLL CALL- Piskur- yes, Colon-yes, Kuharik- yes, Coppock- yes, Marco Sr.-yes.

**MISC.**

The minutes from the November 19, 2024, meeting were approved as written.

Having no further business before the Commission the meeting was adjourned at 7:26 p.m.

Stephanie Farnsworth Zoning Secretary

  
Richard Marco Sr. Chairperson