

MEDINA TOWNSHIP

ZONING BOARD OF APPEALS PUBLIC HEARING

March 19, 2025

Chair Blakemore opened the public hearing at 7:00 p.m. Permanent members Blakemore, Greene, Payne, Gray and Ostmann were in attendance. Permanent member Greene was not present. Alternate member Traynor sat for a full board. Alternate member McElyea was present.

Fiesta Jalapenos- 4913 Grande Blvd.

Secretary Farnsworth read the application into the record. The applicant is Signs330. The street address requiring the variance is 4913 Grande Blvd. Present Zoning: BI. Previous variance requests: No.

The variance being requested and reason for the request: Section 605I.1 125' each business is permitted one new wall sign. Requesting a second wall sign variance.

- A. Marketing to Grande Shops Avenue- Pearl Rd.
- B. Establishment sit far back off the road. Not easily seen.
- C. No.

The applicant, Justin Dodson at 118 S. Main St. Munroe Falls from Signs330 was sworn in. Mr. Dodson stated Fiesta Jalapeno has served the community for 20 years. Fiesta Jalapeno bought an eye sore property making it nicer. It is a great location but it sits back from Pearl Rd. and cannot be seen.

Chair Blakemore asked how far is the building from Pearl Rd. The map shows 245 ft. from Grande Blvd. Mr. Dodson replied I do not know but there is no visibility unless you know the building is there. The front of the building will have an upscale and nice sign while this sign request is for a colorful and fun sign. You cannot see both the front and back sign at the same time.

Chair Blakemore asked if we have approved the current business sign on the building. Alliss Strogin was sworn in. Ms. Strogin replied yes in the past we have for visibility on Pearl Rd.

Having no further comments from the Board members, the Board considered the Duncan Factors.

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes.
2. Is the variance substantial? The Board stated yes, two signs.

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3. Whether the essential character of the neighborhood would be substantially altered, or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variances. The Board stated yes and pick a side for a sign.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Traynor made a motion to approve a second wall sign variance not to exceed 43 sq. ft. for Fiesta Jalapeno located at 4913 Grande Blvd. as presented. It was seconded by Ms. Gray. ROLL CALL-Traynor- Yes, Gray- Yes, Ostmann-Yes, Payne-Yes, Blakemore-Yes

The variance was granted.

Clean Express Auto Wash- 3105 Medina Rd.

Secretary Farnsworth read the application into the record. The applicant is Express Wash Concepts- Joe Bertucci. The street address requiring the variance is 3105 Medina Rd. Present Zoning: BG. Previous variance requests: No.

The variance being requested and reason for the request: Section 405.3 (C)- Minimum front yard depth. 100 feet variance request of 72.3 ft. The building is beyond the 100 ft. yard depth. It has been determined that the vacuums are considered a structure and therefore we need to seek a variance to place the vacuums in the front yard. The vacuums are 27.7 ft. from the right of way.

- A. Strict application of the rules would not allow the vacuums in the front of the building which would force them behind the building.
- B. The variance we are seeking is for vacuums and even though they are considered a structure, they do not create a visual barrier or presence like a building or solid structure.
- C. It is clear the resolution is meant to prohibit buildings in the front yard, and we are in conformance with the intent of the resolution.

Chair Blakemore read a letter from the Assistant Fire Chief into record:

Elaine,

After review of the Request for Variance packet for Express Wash Concepts, I have no comments at this time.

Thanks,
Mark Crumley, Assistant Chief

Jeff Plaute from Neff Associates at 6405 York Rd. was sworn in. Katherine Weber council for Express Carwash at 1001 Lakeside Ave. Suite 1400 was sworn in. Ms. Weber stated the carwash was not aware the vacuums are considered a structure. The site was laid out with 160 ft. set back and the building was pushed back to conform. There is a drainage infrastructure on the property. They will not be moving the current parking lot. The light posts on the current lot will roughly be where the vacuums are located. Due to the drainage the building can't, be pushed back and they are being mindful of the mature trees and landscape. The current site plan approval depends on the variance approval. She continued this is not substantial of a variance because it is not the building. The vacuums will be bolted down in between extra wide parking spaces. It will all be in line with the adjacent buildings to all be in compliance with the 100 ft. set back. There will be wide drive isles to help with emergency vehicles.

Chair Blakemore asked how far is the building off the road. Mr. Plaute replied 104.4 ft. Mr. Traynor asked what is the structure on the site plan. ZI Ridgley was sworn in. ZI Ridgley replied that the two buildings will have to be included in the variance. Mr. Plaute stated the buildings are the vacuum equipment buildings for the producers.

Chair Blakemore asked how many total vacuums. Mr. Plaute replied 20 vacuums total with 40 total parking spots. Ms. Weber stated it will be 1 vacuum for 2 parking spots.

Having no further comments from the Board members, the Board considered the Duncan Factors.

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes.
2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered, or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.

5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variances. The Board stated always can be. No vacuums.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Ostmann made a motion to approve a 72.3 ft. variance for the 20 vacuums, two vacuum equipment enclosures, and the light posts for Clean Express Auto Wash located at 3105 Medina Rd. as presented. It was seconded by Mr. Traynor.

ROLL CALL- Ostmann- Yes, Traynor- Yes, Gray- Yes, Payne-Yes, Blakemore-Yes

The variance was granted.

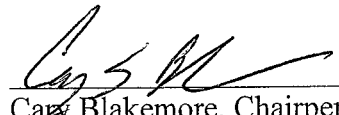
The minutes to the BZA February 19, 2025, hearing was approved as written.

ZI Ridgley made an announcement that there will be an all day seminar on May 15th at the Independence hotel.

Having no other business before the Board the hearing was adjourned at 7:33 p.m.

Respectfully Submitted,

Stephanie Farnsworth
Zoning Secretary



Cary Blakemore, Chairperson