

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
March 18, 2025**

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, and Alliss Strogin were in attendance. Permanent member James Traynor was not in attendance. Alternate member Antonio Colon sat for a full board.

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 March 27, 2025, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**SITE PLANS**

**Aurora Strategic Marketing- 3745 Medina Rd. Unit C**

Ms. Candace Parscale, owner of Aurora Strategic Marketing was present. Aurora Strategic Marketing is a marketing business that does all types of marketing.

Mr. Marco Sr. made a motion to approve the change of use for Aurora Strategic Marketing to be located at 3745 Medina Rd. Unit C not to exceed 4,292 sq. ft. as presented. It was seconded by Mr. Piskur.

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

**TAB Property Enhancements- 3342 Pearl Rd. Unit #3**

Mr. Trace Bawn, owner of TAB Property Enhancements was present. TAB Property Enhancements is a general contractor moving from the Hinkley location to this new unit.

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

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

Mr. Kuharik made a motion to approve the change of use (application A) for TAB Property Enhancements to be located at 3342 Pearl Rd. Unit #3 not to exceed 1,200 sq. ft. as presented. It was seconded by Mr. Colon.

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

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

Mr. Colon asked if this was a paper sign. Chair Strogin replied no this is a metal sign on the door.

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Mr. Piskur made a motion to approve the directional sign (application B) for TAB Property Enhancements to be located at 3342 Pearl Rd. Unit #3 not to exceed 1.53 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

**For the Win! Custom Courts & Gym- 3342 Pearl Rd. Unit #6**

Mr. Michael Linard owner of For the Win! Custom Courts & Gym was present. For the Win! Custom Courts and Gym will design and build sport courts.

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

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

Mr. Piskur asked if this is a new business. Mr. Linard replied no, he worked for a company before and bought this territory and will start on his own.

Mr. Kuharik made a motion to approve the change of use (application A) for, For the Win! Custom Courts & Gym to be located at 3342 Pearl Rd. Unit #6 not to exceed 1,500 sq. ft. as presented. It was seconded by Mr. Piskur.

ROLL CALL- Kuharik-yes, Piskur-yes, Marco Sr.-yes, Colon-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, For the Win! Custom Courts & Gym to be located at 3342 Pearl Rd. Unit #6 not to exceed 1.53 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

**Caswells Comfort- 3342 Pearl Rd. Unit #4**

Mr. Nathan Caswell owner of Caswells Comfort was present. Caswells Comfort is a heating, cooling, and plumbing company that has been in business for twelve years.

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

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

Chair Strogin asked if they will be working at this location. Mr. Caswell replied yes for an office and to store supplies.

Mr. Piskur made a motion to approve the change of use (application A) for Caswells Comfort to be located at 3342 Pearl Rd. Unit #4 not to exceed 1,500 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

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

Mr. Marco Sr. made a motion to approve the directional sign (application B) for Caswells Comfort to be located at 3342 Pearl Rd. Unit #4 not to exceed 1.53 sq. ft. as presented. It was seconded by Mr. Colon.

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

**Gordon Food Service- 5006 Grande Blvd.**

No one was present to represent Gordon Food Service.

Mr. Piskur made a motion to table Gordon Food Service to April 15, 2025. It was seconded by Mr. Kuharik.

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

**Landmark Homes- 3342 Pearl Rd. Unit #5**

Mr. Robert Root was present to represent Landmark Homes. Landmark homes are a custom home builder. This unit will be used for office space and storage.

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

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

Mr. Piskur made a motion to approve the change of use (application A) for Landmark Homes to be located at 3342 Pearl Rd. Unit #5 not to exceed 2,500 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

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

Mr. Colon made a motion to approve the directional sign (application B) for Landmark Homes to be located at 3342 Pearl Rd. Unit #5 not to exceed 1.53 sq. ft. as presented. It was seconded by Mr. Piskur.

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

**Sweet Tree and Lawn Service- 3342 Pearl Rd. Unit #2**

Mr. Mike Sweet owner of Sweet Tree and Lawn service was present. Sweet Tree and Lawn Service is a lawn care and tree fertilization company. This unit will be used for offices and storage.

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

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

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Mr. Colon asked where the chemicals will be maintained. Mr. Sweet replied primarily on the trucks out on the job.

Mr. Piskur made a motion to approve the change of use (application A) for Sweet Tree and Lawn Service to be located at 3342 Pearl Rd. Unit #2 not to exceed 1,500 sq. ft. as presented. It was seconded by Mr. Colon.

ROLL CALL- Piskur-yes, Colon-yes, Marco Sr.-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 Sweet Tree and Lawn Service to be located at 3342 Pearl Rd. Unit #2 not to exceed 1.53 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

**Audio Nova- 3443 Medina Rd.**

Ms. Kathy Clark from Ace Lighting Services was present to represent Audio Nova. Audio Nova is rebranding and will have a name change to Audio Nova from Ohio Hearing.

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

Mr. Marco Sr. made a motion to approve the wall sign (application A) for Audio Nova to be located at 3443 Medina Rd. not to exceed .28 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

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

Mr. Piskur made a motion to approve the pylon sign (application B) for Audio Nova to be located at 3443 Medina Rd. not to exceed 3.9 sq. ft. as presented. It was seconded by Mr. Colon.

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

**Boss Chick N Beer LLC. - 3725 Medina Rd. #117**

Ms. Heather Doeberling owner of Boss Chick N Beer LLC. was present. This will be the fifth location for Boss Chick N Beer LLC. This will be a chicken dinner with gluten free and vegan options as well as locally sourced beer.

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

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

Chair Strogin asked what the seating capacity is. Ms. Doeberling replied sixty.

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Mr. Kuharik made a motion to approve the change of use (application A) for Boss Chick N Beer LLC. to be located at 3725 Medina Rd. #117 not to exceed 1,875 sq. ft. as presented. It was seconded by Marco Sr.

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

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

Mr. Colon made a motion to approve the wall sign (application B) for Boss Chick N Beer LLC. to be located at 3725 Medina Rd. #117 not to exceed 23.87 sq. ft. as presented. It was seconded by Mr. Piskur.

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

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

Mr. Piskur made a motion to approve the pylon sign (application C) for Boss Chick N Beer LLC. to be located at 3725 Medina Rd. #117 not to exceed 2.95 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

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

Mr. Don Kramer was present to represent Serenity Health Spa. Serenity Health Spa is acupuncture without needles.

Mr. Piskur made a motion to approve the wall sign for the Serenity Health Spa to be located at 2747 Medina Rd. not to exceed 21.1875 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

### **B&T Shooting & Supplies- 2835 Medina Rd.**

Mr. Ken Terry owner of B&T Shooting & Supplies was present. This will be the second location for B&T Shooting & Supplies.

Chair Strogin asked is this supplies only. Mr. Terry replied yes, anything you would need for shooting. Mr. Colon asked how will you store the weapon and ammo. Mr. Terry replied a large vault and good security system.

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

Mr. Piskur made a motion to approve the change of use for the B&T Shooting & Supplies to be located at 2835 Medina Rd. not to 3,850 sq. ft. as presented. It was seconded by Mr. Colon.

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

### **MC Grading & Excavating- 3342 Pearl Rd. Unit #1**

Mr. Michael Craft, the owner of MC Grading & Excavating was present. MC Grading & Excavating is an excavation company for new homes.

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

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

Mr. Colon asked if they would be storing the large equipment at this unit. Mr. Craft replied no only small equipment and offices will be here.

Mr. Kuharik made a motion to approve the change of use (application A) for MC Grading & Excavating to be located at 3342 Pearl Rd. Unit #1 not to exceed 1,500 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

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

Mr. Piskur made a motion to approve the directional sign (application B) for MC Grading & Excavating to be located at 3342 Pearl Rd. Unit #1 not to exceed 1.53 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

**Drs. Schween, Schmidt, & Warn- 5002 Foote Rd. Unit 6**

Mr. Tom Yankovich from Ellet Neon Sales & Svc. was present to represent Drs. Schween, Schmidt, & Warn. Replacing the signs due to doctor retiring and new doctor coming in.

The first request is for the portico sign (application A).

Mr. Colon made a motion to approve the portico sign (application A) for Drs. Schween, Schmidt, & Warn to be located at 5002 Foote Rd. Unit 6 not to exceed 6 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

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

Mr. Piskur made a motion to approve the pylon sign (application B) for Drs. Schween, Schmidt, & Warn to be located at 5002 Foote Rd. Unit 6 not to exceed 10.5 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

**Clean Express Auto Wash- 3105 Medina Rd.**

Katherine Weber and Joe Bertucci from Express Wash Concepts were present. Clean Express Auto Wash will be a carwash along with vacuums. They will add additional landscaping along with keeping the existing entrances and connecting them into Shell gas station.

Chair Strogin asked you do not own the property to the Shell station so why do you think you can connect them. She continued the legal department will have to agree to have a connection

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and legal documents will have to be filed. Mr. Bertucci replied the Shell station is ok with it and no paperwork has been drawn up but, they will file and record the easement when agreed upon. He continued we do not need to make this connection if it is not agreed upon.

Ms. Weber stated the building will fit into the surrounding buildings and the mature trees behind the property will be preserved along with new landscaping added as well. They will have large drive widths for accessibility for emergency vehicles.

Chair Strogin asked if this is the first location. Mr. Bertucci replied there is over one hundred carwashes based out of Columbus. They are voted the best carwash in five states. The employees are trained daily and always have an employee on site. They are a membership-based carwash with the right lane furthest from the north to be the members lane only. Free vacuums are offered as well as trash emptied daily.

Chair Strogin stated the major issue is the vacuums with the set back. According to zoning you cannot have structures in setbacks. This issue will be going to the Board of Appeals because it must have a variance. Ms. Weber responded there is a lot of issues with the land and we believe the variance will be approved. If the variance is not approved we are not sure we will move forward with this.

ZI Ridgley stated the vacuum houses will have to be approved by the Board of Appeals also.

Mr. Kuharik made a motion to approve the new construction for Clean Express Auto Wash to be located at 3105 Medina Rd. not to exceed 3,716 sq. ft. as presented contingent upon recorded documents to share Shell gas station driveway and to secure a variance with the Board of Zoning Appeals for the vacuums and vacuum houses. It was seconded by Mr. Piskur.

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

**Heartland Community Church- 3400 Weymouth Rd.**

Mr. Nate Scott from AODK, Inc. was present to represent Heartland Community Church. This will be an addition with the primary purpose offices for building A and a children's building for building B.

Chair Strogin asked if this will all be connected. Mr. Scott replied a covered foot bridge that is elevated will connect them. Mr. Colon asked will vehicles travel under the bridge. Mr. Scott replied no.

ZI Ridgley asked if the covered patio is part of the new construction and if so, what is the square footage. Mr. Scott replied it is an open-air pavilion that will be paved with overhead coverage. ZI Ridgley replied a permit will be needed and the dimensions because it has a roof. She also asked if this was going to be attached to the building. Mr. Scott replied yes. Mr. Marco Sr. asked if the retained wall will enclose the sides. Mr. Scott replied yes because on the west side because of the ground.

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Chair Strogin asked if a second permit will be needed for the patio. ZI Ridgley replied it can be included tonight with this because it is on the site plan. Chair Strogin asked what the dimensions of the outdoor pavilion are. Mr. Scott replied about 3,000 sq. ft.

Mr. Colon asked if the traffic would be increased due to the addition. Mr. Scott replied there will not be an increase because these will be used off hours from normal Sunday worship.

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

Mr. Colon made a motion to approve the following: The new addition to existing building for Heartland Community Church at 3400 Weymouth Rd. not to exceed 5100 sq. ft. as presented. The new construction for Heartland Community Church at 3400 Weymouth Rd. not to exceed 12000 sq. ft. as presented. The new construction for Heartland Community Church at 3400 Weymouth Rd. not to exceed 3000 sq. ft. as presented. It was seconded by Mr. Kuharik.

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

**MISC.**

Chair Strogin stated an all day meeting will be held on May 15<sup>th</sup> for the six hours needed and the Township will pay for it.

ZI Ridgley made an announcement that Jocelyn Coppock moved and will no longer be on the board. We will be putting an ad out to hire another alternate.

The minutes from the February 18, 2025, meeting were approved as written.

Having no further business before the Commission the meeting was adjourned at 8:45 p.m.

Stephanie Farnsworth Zoning Secretary

  
Alliss Strogin Chairperson