

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
June 17, 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., and Alliss Strogin were in attendance. Permanent member James Traynor and Ron Kuharik were not in attendance. Alternate member Antonio Colon was not in attendance.

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

SITE PLANS

UPBEAT ORTHODONTICS- 4992 Foote Rd.

Ms. Daleanne Featheringhan the owner of UPBEAT ORTHODONTICS was present. Mr. Jeff Stevenson from Campbell Construction was also present to represent UPBEAT ORTHODONTICS. UPBEAT ORTHODONTICS is relocating to this location and will be adding on a 1,680 sq. ft. addition.

Chair Strogin asked how many dentists. Ms. Featheringhan replied only her, but she needs space for new technology. Chair Strogin asked what the current size office she is in now. Ms. Featheringhan replied 2,400 sq. ft. Chair Strogin asked what the extra space is needed for. Ms. Featheringhan replied to have labs done on site. She continued that she would also like to add privacy between each chair for patients. Chair Strogin asked why there is seven chairs for one dentist. Ms. Featheringhan replied assistants help and bring patients back and do a lot more work as well. Chair Strogin asked if they can make it smaller. Ms. Featheringhan replied the lab takes up most of the room and we would have to take away room from the waiting room. She continued she would like to have space for her team as well. Chair Strogin asked how many people on her team. Ms. Featheringhan replied eleven people on the team.

Chair Strogin asked if the owners of the property have been talked to. Mr. Stevenson replied yes the owners and the neighbors who are both in favor. Chair Strogin asked if you could stay within the setbacks. Mr. Stevenson replied the design is based on the doctors needs.

Mr. Marco Sr. asked if the setback is on both sides. Mr. Stevenson replied yes.

Mr. Piskur made a motion to deny change of use and addition to existing building for UPBEAT ORTHODONTICS as presented as it does not meet the side yard and front yard setback under Section 404.3 (C) and Section 404.3 D.I.B. of the Medina Township Zoning Resolution. It was seconded by Mr. Marco Sr.

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

The Villas at Hidden Lakes Phase 1- PN-026-06C-14-002

Mr. Ben Weinerman from Pride One Construction was present. Pride One Construction is under contract to purchase the property. Five out of the eighty-seven units are concrete flat patios. They want to add covers over the patios to enhance the building from the street on the end units.

Chair Strogin stated it is a good idea for the covered patios. Mr. Weinerman replied tenants ask for the shade. Chair Strogin asked if they are really going to be doing the development. Mr. Weinerman replied yes. The townhouses in area B would be the start. They are slated to close by November with construction load and building to start right away. Chair Strogin stated there is one hundred and thirty acres viable with the rest being the front part of the property. There will be two hundred and sixty houses with only five needing a variance. Chair Strogin asked if any more variances will be needed. Mr. Weinerman replied no.

Mr. Marco Sr. made a motion to deny the site plan change for The Villas at Hidden Lakes Phase 1, LLC. as presented as it does not meet the front yard setback under Section 404.3 (D) of the Medina Township Zoning Resolution. It was seconded by Mr. Piskur.

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

The minutes will be approved at the next meeting due to only have three board members present and Mr. Piskur was not present at the previous meeting.

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

Stephanie Farnsworth Zoning Secretary


Alliss Strogin Chairperson