

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
July 15, 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., James Traynor, Antonio Colon, and Alliss Strogin were in attendance. Alternate member Jim Connelly was 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 31, 2025, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**SITE PLANS**

**D-Bats Medina- 2759 Medina Rd.**

Mr. Seth Moyer from HSB Architects & Engineers was present to represent D-Bats Medina. D-Bats will be batting cages with no food. They will be keeping the restrooms and adding a pro-shop. There will be no exterior changes only on the inside.

Chair Strogin asked will you be combining units. Mr. Moyer replied a partial wall is <sup>SF</sup> existing. A pro-shop will be at the entry and the batting cages in the rest of the area. There will also be vending machines. ZI Ridgley asked if there will be signage. Mr. Moyer replied it is not in the scope but later. Chair Strogin asked how many batting cages. Mr. Moyer replied roughly 17.

Mr. Piskur made a motion to approve the change of use for D-Bats Medina to be located at 2759 Medina Rd. not to exceed 21,879 sq. ft. as presented. It was seconded by Mr. Traynor.

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

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

Mr. Ken Terry the owner of B&T Shooting Supplies was present. Mr. Dave Sterrett from Medina Signs Inc. was also present to represent B&T Shooting Supplies.

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

Mr. Sterrett stated the wall sign will be fifteen" channel letters making the sign 18.75 sq. ft.

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Mr. Traynor made a motion to approve the wall sign (application A) for B&T Shooting Supplies to be located at 2835 Medina Rd. not to exceed 18.75 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

The next request is for the ground sign (application B).

Mr. Sterrett stated they will improve the structure and cover the posts with plastic wood. He continued we know that it is out of compliance so we will go to the Board of Zoning Appeals.

Chair Strogin asked if the sign is lit. Mr. Sterrett replied yes.

Chair Strogin stated this is a pre-existing non-conforming when we did allow pole signs. It is not in the road right away, but it is close. Pole signs are not allowed. Mr. Sterrett replied the height would stay the same because the tenant would like good visibility from the highway and the other side of route 18. Chair Strogin replied when ZI Ridgley said the sign needed taken down we met the whole sign.

Mr. Terry stated the wall sign is not visible because of the gas station's canopy. He continued the building and sign are only visible at the intersection. Mr. Sterrett stated we would be willing to agree to a smaller sign if not approved by the BZA. Mr. Terry stated the ground sign will look nice with landscaping and enclosure. Chair Strogin stated it is still not compliant. Mr. Sterrett asked if we agreed to a smaller sign tonight would you approve it. Mr. Terry stated if we do not have the height you still will not see because of the telephone poles. Chair Strogin stated I do not feel comfortable approving because I do not have a visual. She continued the Alexanders restaurant has been gone for over two years and the sign should have been down already. Mr. Terry asked would we have to take the poles down. Chair Strogin replied yes. Mr. Sterrett stated yes we would still have to be 4ft. above ground. Chair Strogin stated the sign would have to be four-by-eight under 10ft including the sign. Mr. Sterrett we would have to take 4ft. off the sign.

Chair Strogin asked would you like to have this denied or tabled. Mr. Terry asked if we went into compliance could we approve tonight. ZI Ridgley stated as long as it is noted with a drawing and a new picture sent in tomorrow.

Mr. Sterrett drew a new ground sign showing the height would be one hundred and twenty inches tall, ninety-six inches wide, and the sign forty-eight inches tall, totally thirty-two sq. ft.

Mr. Piskur made a motion to approve the ground sign (application B) for B&T Shooting Supplies to be located at 2835 Medina Rd. not to exceed 32 sq. ft. as amended. It was seconded by Mr. Colon.

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

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Ray Carlisle at 3521 Foskett Rd. asked what is going on at Rt. 3 with the parts all over. Mr. Colon stated those are semi parts. ZI Ridgley stated three lots were sold. The middle lot is what Mr. Carlisle is talking about. There is a pond, and I believe they are filling that in. Mr. Colon stated there are old semi-trailers that look smashed, and you cannot see because of the growth. People are wondering what they are doing. ZI Ridgley stated I think he owns a trucking company. Mr. Carlisle asked if there is a mound of dirt in the middle of the lot. ZI Ridgley replied yes from when they redid the road. Mr. Colon stated people are asking if it is going to be like the Bohaty property. Chair Strogin stated ZI Ridgley will check into this.

Chair Strogin recommended attending the continuing education classes.


ZI Ridgley stated Mr. Ron Kuharik is no longer on the Board and Mr. Jim Conley is our new alternate.

The minutes from the May 20, 2025, meeting were approved as written.

The minutes from the June 17, 2025, meeting were approved as written.

Having no further business before the Commission the meeting was adjourned at 7:56 p.m.

Stephanie Farnsworth Zoning Secretary

  
Amiss Strogin Chairperson