

MEDINA TOWNSHIP

ZONING BOARD OF APPEALS PUBLIC HEARING

September 17, 2025

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

Clean Express Auto Wash- 3105 Medina Rd.

Secretary Farnsworth read the application into the record. The applicant is Jarrod Norton from Morrison Sign Company. The street address requiring the variance is 3105 Medina Rd. for Clean Express Auto Wash. Present Zoning: BG. Previous variance requests: Yes.

The variance being requested and reason for the request: Section 605.I1 each business shall be permitted one wall roof or awning sign. Buildings facing more than one adjacent row may have one wall sign facing each adjacent row.

Variance to Section 605.I1 wall signs. Which does not permit wall signs on a building not facing a right of way or thoroughfare.

Sign C in our package faces Medina Road and is a staple of the brand. "FREE VACUUMS" is an offering not all car washes offer and is a focal point of the brand. The sign is not very large and does not illuminate at night. It also serves as a design element on the building tower so that the tower doesn't look so bare. Wendy's similarly uses the statement "Quality is our recipe" on their store location as a staple of their brand.

Sign D in our sign package faces the Shell gas station and is to be seen by eastbound traffic since the entry to the car wash for eastbound traffic would be at the traffic light at Eastpointe Drive. Medina Rd. has a median between east and westbound traffic which prohibits eastbound traffic from getting to the site UNLESS they turn at Eastpointe and loop around to get back on Medina Rd. heading west and can then turn right into the car wash site. If a customer heading east sees the pylon sign, and associate that with the entry drive they will likely pass the Eastpointe intersection and assume they can enter at the pylon sign but will run into the median and have no access to eastbound.

Mr. Jarrod Norton was sworn in. Mr. Norton stated Sign D is west facing sign on building and illuminated to help people know they can turn at the intersection.

Mr. Payne asked if the "FREE VACUUMS" sign could be moved over. Mr. Norton replied it would be a lot of verbiage in that area.

Chair Blakemore stated we will be voting on Sign C and Sign D separately.

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

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 no.
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.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated debatable.

Mr. Ostmann made a motion to deny Sign C for Clean Wash Auto Express to be located at 3105 Medina Rd. as presented. It was seconded by Mr. Payne.

ROLL CALL- Ostmann-yes, Payne-yes, Traynor-yes, Blakemore-yes

The variance was denied.

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

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 no.
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.
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 Sign D for Clean Wash Auto Express to be located at 3105 Medina Rd. as presented. It was seconded by Mr. Payne.

ROLL CALL- Traynor-yes, Payne-yes, Ostmann-yes, Blakemore-yes

The variance was approved.

D-Bats Medina- 2789 Medina Rd.

Secretary Farnsworth read the application into the record. The applicant is Paul Brilla from Fast Signs Medina. The street address requiring the variance is 2789 Medina Rd. for D-Bats Medina. Present Zoning: BG. Previous variance requests: No.

The variance being requested and reason for the request: Section 605.I1 wall, roof, awning sign. The location in mention has 162 sq. ft. of liner feet footage and the max allowed is 80 sq. ft. Larger sign is needed for proper viewing distance from the road. Total sq. ft. of proposed sign is 129.58 sq. ft. Requesting a 49.58 sq. ft. variance.

The size of the suite dictates the sign to be larger than 80 sq. ft. The shape and distance from the road will require a larger sign for proper visibility. The location of sign placement is important to keep the logo/guidelines for the company standards intact and will improve the look of the plaza instead of empty space on the existing wall.

Mr. Paul Brilla from Fast Signs Medina was sworn in.

Mr. Brilla stated this is a corner spot of the plaza. D-bats is a bating cages. It is back in the corner and not visible from the road.

Chair Blakemore asked if there is a sign by the road for the plaza. Mr. Brilla replied that there is a multi pylon sign.

Mr. Payne asked how many units. Mr. Brilla replied that there is 4.

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 yes.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Payne made a motion to approve the 49.58 sq. ft. wall sign variance for D-Bats Medina located at 2789 Medina Rd. as presented. It was seconded by Mr. Ostmann.

ROLL CALL- Payne-yes, Ostmann-yes, Traynor-yes, Blakemore-yes.

The variance was granted.

Ronald Masek JR. - 3387 Granger Rd.
~~D-Bats Medina- 2789 Medina Rd.~~

Secretary Farnsworth read the application into the record. The applicant is MT Contracting. The street address requiring the variance is 3387 Granger Rd. for Ronald Masek Jr. Present Zoning: RR. Previous variance requests: No.

The variance being requested and reason for the request: Section 401.3E 25' required minimum side yard setback. Addition will be located 20' from side yard property line. Requesting a 5' variance.

- A. This is an unnecessary hardship since we are just extending an existing structure that met the zoning restrictions at the time it was built in 1974. We are not going to be extending the addition past the footprint of the existing structure.

- B. The age of the existing structure and the fact that we are not encroaching any closer to the west side property line than the existing structure is currently located.
- C. We will be following the regulations from the Resolution that were in effect when this property was built in 1974. We are not looking to move any portion of the house closer to the west property line.

Mr. Craig Latevola was sworn in.

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 no.
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.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Payne made a motion to approve the 5 ft. side yard setback variance for Ronald Masek Jr. located at 3387 Granger Rd. as presented. It was seconded by Mr. Traynor.
ROLL CALL- Payne-yes, Traynor-yes, Ostmann-yes, Blakemore-yes.

The variance was granted.

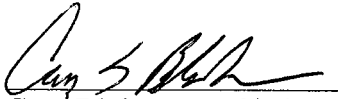
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The minutes to the BZA August 20, 2025, hearing was approved as written.

Having no other business before the Board the hearing was adjourned at 7:36 p.m.

Respectfully Submitted,

Stephanie Farnsworth
Zoning Secretary

A handwritten signature in black ink, appearing to read "Cary Blakemore", written over a horizontal line.

Cary Blakemore, Chairperson