

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
September 16, 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 Richard Marco Sr., James Traynor, Antonio Colon, and Alliss Strogin were in attendance. Permanent member Mitch Piskur was not present. Alternate members Jim Connelly and Jacob Gasiewski were in attendance. Alternate member Jim Connelly 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 September 25, 2025, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

**SITE PLANS**

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

Mr. Jarrod Norton from Morrison Sign Company was present to represent Clean Express Auto Wash.

The first request is for the high-rise sign (application A). Mr. Norton stated the sign will be eighty-five feet above the ground. They will be replacing the sign on the top and it will no longer be leaning. The word clean and the water drop will be lit at night.

Mr. Traynor made a motion to approve the high-rise sign (application A) for Clean Express Auto Wash to be located at 3105 Medina Rd. not to exceed 98 sq. ft. as presented. It was seconded by Mr. Colon.

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

The next request is for two wall signs labeled as B and E on the application (application B). Mr. Norton stated these are two wall-mounted signs due to being a corner lot.

Mr. Marco Sr. made a motion to approve the wall sign B and E (application B) for Clean Express Auto Wash to be located at 3105 Medina Rd. not to exceed 51.59 sq. ft. for sign B and 24.64 sq. ft. for sign E as presented. It was seconded by Mr. Traynor.

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

The next request is for two wall signs labeled as C and D on the application (application C).

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Mr. Norton stated the free vacuum sign is flush mounted to the wall and does not light up. He continued that sign D will face the Shell gas station so the East bound traffic as they can not see the high-rise sign at the intersection.

Chair Strogin stated the application will be denied and sent to the Board of Zoning Appeals.

Mr. Marco Sr. made a motion to deny the wall sign C and D (application C) for Clean Express Auto Wash to be located at 3105 Medina Rd. as it does not meet the wall sign requirement under section 605.11 of the Medina Township Zoning Resolution. It was seconded by Mr. Traynor.

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

The next request is directional signs (Application D).

Chair Strogin stated there are seventy-six directional signs in this application. She continued we will go page by page on the application to get through all the signs.

Mr. Norton stated the first page of the application is sponsorship signs that are interchangeable on the outside wall that faces the vacuums. Chair Strogin stated advertising is not a directional sign.

Mr. Norton stated sign labeled number two on the second page of the application is a ground sign that states not responsible and it is for the cars in line.

Mr. Norton stated sign labeled number three on the second page of the application is on the building right as cars enter the carwash on the outside of the building.

Mr. Norton stated sign labeled number four on the second page of the application is a directional sign to direct how to leave.

Mr. Norton stated sign labeled number five on the second page of the application is a sign on the side of the building stating free air and that the car wash is not responsible for anything. ZI Ridgley asked if the sign could be changed to 4 sq. ft. instead of 6 sq. ft. Mr. Norton replied yes.

Mr. Norton stated sign labeled number six on the second page of the application, there are two exit signs. Chair Strogin asked why there are two signs. Mr. Norton replied there are two different exit points. The cars can turn right to the vacuums or left to the main road.

Mr. Norton stated sign labeled numbers seven, eight, and nine on the second page of the application are small stickers on the vacuums. They are all 3M vinyl stickers. Chair Strogin stated sign number seven is advertisement.

Mr. Norton stated sign labeled number ten on the second page of the application is inside the carwash to keep people out.

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Mr. Norton stated sign labeled number eleven on the second page of the application is a decal that goes on the outside of the retail office door. Chair Strogin asked why a retail office is there. Mr. Norton replied to sell different chemicals for cleaning supplies. Chair Strogin asked if this was directional or advertising. Mr. Marco Sr. replied it is advertising. Mr. Connelly replied this is directional. ZI Ridgley stated it is directional to let people know where to go.

Mr. Norton stated sign labeled number twelve on the second page of the application is four vinyl signs. Chair Strogin stated this is advertising.

Mr. Norton stated sign labeled number thirteen on the second page of the application is a sign for safety purposes.

Mr. Norton stated sign labeled number fourteen on the second page of the application is not planned to be put on the site because it is not on the site plan.

Mr. Norton stated sign labeled number fifteen on the second page of the application is for the loading lanes to show if you go in the lane for members or for a one-time use.

Mr. Norton stated sign labeled number sixteen on the third page of the application is two signs. Chair Strogin stated this is advertising.

Mr. Norton stated sign labeled number seventeen on the third page of the application are signs that will go in the ground only certain times of the year, like for example on a cold day if it is closed. Chair Strogin stated we do not allow signs in the ground like this. Mr. Colon asked what the signs are made out of. Mr. Norton replied core plastic. Chair Strogin replied these are not directional. Chair Strogin suggested a ground sign that the text can change for advertising.

Mr. Norton stated sign labeled number eighteen on the third page of the application are signs in the ground that can be removed.

Mr. Norton stated sign labeled number nineteen on the third page of the application is the wall sign that was already approved.

Mr. Norton stated sign labeled number twenty on the third page of the application is a sign inside of the carwash.

Mr. Colon. made a motion to approve the directional sign (application D) for Clean Express Auto Wash at 3105 Medina Rd. the following signs were approved as presented #2, #3. #4, #5 reduced to 4 sq. ft., #6 only the exit to vacuum sign, #7, #8, #9, #10, #11 only the verbiage "Retail Office Car Care Supplies", #13, #15, #20. It was seconded by Mr. Marco Sr.

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

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Mr. Marco Sr. made a motion to deny the direction sign (application D) for Clean Express Auto Wash at 3105 Medina Rd. as presented #1, #12, #16, #17, #18 as it does not meet the directional sign requirement the Medina Township Zoning Resolution. It was seconded by Mr. Colon.

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

**Vicious Biscuit- 4136 Pearl Rd.**

Mr. Chris Nonno from IMP Design & Architecture was present to represent Vicious Biscuit. Vicious Biscuit will be breakfast and lunch restaurant.

Mr. Traynor made a motion to approve the change of use for Vicious Biscuit to be located at 4136 Pearl Rd. not to exceed 3,492 sq. ft. as presented. It was seconded by Mr. Colon.

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

**Medina Dental- 4087 Medina Rd.**

Mr. Paul Brilla from Fast Signs Medina was present to represent Medina Dental. This application is for panel change on a multitenant sign.

Mr. Traynor made a motion to approve the panel sign for Medina Dental to be located at 4087 Medina Rd. not to exceed 6.25 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

**D-Bats Medina- 2789 Medina Rd.**

Mr. Paul Brilla from Fast Signs Medina was present to represent D-Bats Medina. D-Bats Medina is indoor batting cages next to the Antique Mall. It has a long sign and logo.

Chair Strogin stated only 80 sq. ft. allowed for a sign.

Mr. Marco Sr. made a motion to deny the wall sign for D-Bats Medina at 2789 Medina Rd. as presented as it does not meet the wall sign requirement under section 605.11 of the Medina Township Zoning Resolution. It was seconded by Mr. Colon.

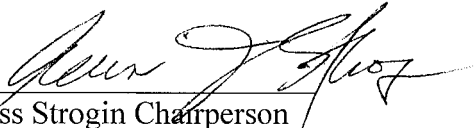
ROLL CALL- Marco Sr.-yes, Colon-yes, Connelly-yes, Traynor-yes, Strogin-yes.

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The minutes from the August 19, 2025, meeting were approved as written.

Having no further business before the Commission the meeting was adjourned at 8:29 p.m.

Stephanie Farnsworth Zoning Secretary

  
Alliss Strogin Chairperson