

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
October 21, 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 November 6, 2025, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

SITE PLANS

Higher Heights Fitness- 3725 Medina Rd. Ste. 106

Mr. Jim Briola from North Coast Sign and Lighting Services Inc. was present to represent Higher Heights Fitness.

The first request is for the change of use (application A). Mr. Briola stated this suite was previously a gym and will be turned into a gym again.

Mr. Traynor made a motion to approve the change of use (application A) for Higher Heights Fitness to be located at 3725 Medina Rd. Ste. 106 not to exceed 1,875 sq. ft. as presented. It was seconded by Mr. Colon.

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

The second request is for the wall sign (application B). Mr. Briola stated the wall sign will have channel led illuminated letters with the logo also illuminated.

Mr. Marco Sr. made a motion to approve the wall sign (application B) for Higher Heights Fitness to be located at 3725 Medina Rd. Ste. 106 not to exceed 24.97 sq. ft. as presented. It was seconded by Mr. Colon.

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

The final request is for the sign panel (application C). Mr. Briola stated this is an existing sign in the plaza and we will be putting a sign panel for the business on it.

Mr. Colon made a motion to approve the sign panel (application C) for Higher Heights Fitness to be located at 3725 Medina Rd. Ste. 106 not to exceed 3.67 sq. ft. as presented. It was seconded by Mr. Traynor.

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

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Prism Wealth Management LLC. - 4015 N. Jefferson St.

Mr. Robert Dodaro owner of Prism Wealth Management LLC. was present.

The first request is for the change of use (application A). Mr. Dodaro stated recently bought the property and will have a Wealth Management company.

Mr. Colon asked if this unit is currently empty. Mr. Dodaro replied yes.

Mr. Marco Sr. made a motion to approve the change of use (application A) for Prism Wealth Management LLC. to be located at 4025 N. Jefferson St. not to exceed 2,800 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The second request is for the ground sign (application B). Mr. Dodaro stated this is for an existing ground sign to replace the sign panel.

Mr. Colon. made a motion to approve the pylon sign (application B) for Prism Wealth Management LLC. to be located at 4025 N. Jefferson St. not to exceed 3.785 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The final request is for the directional sign (application C). Mr. Dodaro stated this will be a sign that will go by the door.

Mr. Marco Sr. made a motion to approve the directional sign (application C) for Prism Wealth Management LLC. to be located at 4015 N. Jefferson St. not to exceed 1.77 sq. ft. as presented. It was seconded by Mr. Connelly.

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

Petal Sweet Cleaning- 4077 N. Jefferson St.

Ms. Rosalie Canfield from Petal Sweet Cleaning was present.

The first request is for the change of use (application A). Ms. Canfield stated Petal Sweet Cleaning cleans residential and commercial buildings.

Mr. Colon made a motion to approve the change of use (application A) for Petal Sweet Cleaning to be located at 4077 N. Jefferson St. not to exceed 874 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The second request is for the ground sign (application B). Ms. Canfield stated this is a panel sign on an existing ground sign.

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Mr. Colon. made a motion to approve the ground sign (application B) for Petal Sweet cleaning to be located at 4077 N. Jefferson St. not to exceed 1.89 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The final request is for the directional sign (application C). Ms. Canfield stated this will be a sign that will go by the door. The logo is a rose because we use to give flowers and chocolates to new customers.

Mr. Connelly made a motion to approve the directional sign (application C) for Petal Sweet Cleaning to be located at 4077 N. Jefferson St. not to exceed 1.77 sq. ft. as presented. It was seconded by Mr. Colon.

ROLL CALL- Connelly-yes, Colon-yes, Marco Sr.-abstained, Taynor-yes, Strogin-yes.

Salon Rootz- 5020 Victor Dr.

Ms. Sheila Barco and Ms. Jen Tryon owners of Salon Rootz were present. Ms. Tryon stated we are currently in Signature Square, and the new building will house both salons (Rootz and Endz). We are also looking to expand how many chairs we have. She continued there is currently a business in this location moving out so we will be coming back for a sign request at a later date.

Mr. Traynor made a motion to approve the change of use for Salon Rootz to be located at 5020 Victor Dr. not to exceed 8,746 sq. ft. as presented. It was seconded by Mr. Colon.

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

The minutes from the September 16, 2025, meeting were approved as amended.


ZI Ridgley stated the pickleball company moving into the antique mall will no longer be going in and will not be there.

Mr. Doug Eastwood asked what procedure is in place for landscaping if the applicant does not follow through with the plans that were approved. Chair Strogin stated that the zoning inspector will follow up on them. Chair Strogin stated that after the construction on Route 42 most businesses expressed to the zoning inspector that ODOT ruined their landscaping and will not put it back. She continued that the zoning inspector can only do so much like talking to them, site them, and if they do not follow through she can ask the trustees to take to the prosecutors. ZI Ridgley stated that some businesses look nice and some not so much. She continued that we state we require landscaping, but everyone has a different perspective on what that zonlooks like or if it is only for the season they do not change things out each season.

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Having no further business before the Commission the meeting was adjourned at 7:58 p.m.

Stephanie Farnsworth Zoning Secretary


Alliss Strogin Chairperson