

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
November 18, 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 members Jim Connelly and Jacob Gasiewski were 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 December 4, 2025, at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

SITE PLANS

Medina County Health Dept.- 4800 Ledgewood Dr.

Mr. Dave Sterrett from Medina Signs Inc. was present to represent the Medina County Health Dept. Then application is for a ground sign. It will be a digital ground sign.

Chair Strogin stated the property has a second lot attached. She asked if the lots will be combined. Mr. Sterrett replied yes we are in the process. ZI Ridgley stated we are waiting for the Trustees to sign off on the lot combination.

Mr. Marco Sr. made a motion to approve the ground sign for Medina County Health Dept. to be located at 4800 Ledgewood Dr. not to exceed 31.77 sq. ft. as presented. It was seconded by Mr. Traynor.

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

Westport Cove- 4872 & 4908 Nettleton Rd.

Travis Crane and Tom Sutcliffe were both present to represent Westport Cove.

Mr. Crane stated the project is on Nettleton Rd. across from the street from the fire department. The land is a little under fifteen acres that is currently zoned urban residential. We are wanting to rezone to single residential. Five man made ponds will be filled along with two lots being combined. We are fully aware of what needs to be done to make this lot buildable. There is an oil and gas well. The well was drilled on October 11, 1983, and finished on October 14, 1983. It was plugged on October 15, 1983. Mr. Crane asked that even considered a well if it did not produce oil or gas and was plugged the day after it was drilled.

Mr. Sutcliffe stated there is a big concern building homes on ponds. Engineers will draw it and we will not build on standard clay. The contractors keep logs. There will be Geotech testing

Page 2 Zoning Commission November 18, 2025

with the engineers. He continued there was exploratory boring done for a well, but the testing found no oil or gas.

Mr. Marco Sr. asked where the well is located. Mr. Crane stated on the property line for sublots three and four. Mr. Sutcliffe stated they did research and only air was found where the well was drilled.

Chair Strogin stated the county records still show a well. Zoning stated there must be three hundred feet diameter to have a structure around a well capped or not.

Chair Strogin read letter into record.

April 24, 1984

Dear Mr. Lamb,

Per your request of March 29, 1984, you will find enclosed the Plugging Report on the above-mentioned well which has been completed, signed, and notarized. For your information, our field supervisor contacted Inspector Ken Mellert before plugging the well. Apparently, no one was available to supervise the plugging operations. Therefore, we were instructed by Inspector Ken Mellert to proceed with the plugging on our own.

Should you have any questions, feel free to contact our office.

Very truly yours,
Bartlo Oil & Gas Corporation
Debbie Parolini

Chair Strogin stated there is no real proof that the well plugging was done correctly. The issue is whether it is a well or not is minute because it is still a well. It was not inspected or supervised.

Mr. Piskur asked what size the well is. Mr. Sutcliffe replied six inches. Mr. Crane stated it was to be plugged and they asked for an inspector to come, and they did not come. Chair Strogin stated the County Zoning still shows it is a well. Mr. Crane replied the code states oil and gas well, it does not state well because oil and gas were not pulled. Chair Strogin stated that the zoning states you can only build three hundred feet from an active or abandoned well.

Chair Strogin stated per conversations with Mr. Sumodi he stated he was not going to build on the larger pond that is being filled and now in the plans he has something being built there. She continued the original plans submitted color picture with five lakes. Mr. Sumodi said lots three and four were going to be green space or the lake will be used. She stated the property has a lot of issues and you are trying to resolve them to build homes.

Page 3 Zoning Commission November 18, 2025

ZI Ridgley asked if this would be a private drive. Mr. Sutcliffe replied it will be a private road with the feel of a gated community without the gate. ZI Ridgley asked if the HOA would take care of the road. Mr. Sutcliffe replied yes.

Mr. Sutcliffe stated Drees Homes is comfortable to work with man made ponds drilled out in clay. ZI Ridgley asked how deep the largest lake is. Mr. Sutcliffe replied he is not sure yet. Chair Strogan stated she was expecting site plans with only fourteen units, and they would not be building on the large lake whether it is filled in or used as a lake, they would not be building.

Mr. Marco Sr. asked what is going in the open area in the cul-de-sac in the back near the lake. Mr. Crane replied it will be HOA property and not built on but used for storm basin area. Chair Strogan asked if all five ponds will be filled in. Mr. Crane replied yes all the ponds will be filled in.

Mr. Colon asked is this wetlands. Mr. Crane replied no they are manmade ponds. Mr. Connelly stated on site lot six it states wetland area.

Chair Strogan summarized into record a letter from the Division of Oil and Gas from October 7, 2025. The well is in the middle of large pond on areal view. It shows dark and light blue on the areal view. Not sure if the oil and gas was filled in with cement plugs three thousand three hundred and seventy feet filled in. It was left in the ground. Concerned about sublots four and five on the plans. The division regulates oil and gas activities. We would not advocate building on capped or plugged well.

Mr. Crane stated we will not be building on the well. We are inside yard setbacks. Mr. Sutcliffe stated we want the well to be placed on property line, so nothing was built on it.

Mr. Colon asked what the history of the property is. Chair Strogan replied single family home with barn on it only.

Mr. Colon stated if all the ponds are still existing and not draining water and still filling the houses, will have foundation problems. He asked where the water was coming from. Chair Strogan stated they think the large lake is fed underground from Masonic and source of water are still coming in. Mr. Sutcliffe stated the whole topography will depend on engineering code and cannot leave the pond. Mr. Crane stated there will be a storm management lot in lots six and seven. Mr. Colon asked how long the filling is going to last. He asked why the water was still coming in and not drying up. Mr. Crane replied storm water is filling the ponds. Mr. Colon stated I have areas that hold water when it rains but it will dry up, and these ponds do not seem to be drying up.

Mr. Crane stated the ponds will be engineer structurally filled. Down spouts will be on the roof and storm sewage system, and it will all go into back storm sewage system lot. Mr. Colon asked if the lot was higher or lower. Mr. Crane replied Nettleton is the highest spot and it will drain

down into the back lots. Mr. Colon asked how long that water will take to fill up and backflow into the

Page 4 Zoning Commission November 18, 2025

houses. He continued we are here to protect the people for the future. How deep is storm system and will it last. We must trust you, but we must think of future problems that may occur. Mr. Crane replied the plans are reviewed by the Medina County Highway. Mr. Colon stated it happens that water builds up on roads and deteriorates and the earth changes. I do not like the idea of the ponds being filled because we want to preserve nature.

Chair Strogin asked how long you will let the lake settle before you build and will you disclose it to the owners. Mr. Sutcliffe replied yes we will disclose everything to the owners.

Chair Strogin stated because of the well certain regulations come into effect so that is why you are going to the Board of Zoning Appeals. If it did not have so many issues on the property then it would not be bad but there are too many land problems.

Mr. Marco Sr. made a motion to deny the subdivision for Westport Cove to be located at 4872 & 4908 Nettleton Rd. as it does not comply with section 308.I.8 and does not meet the setback requirements for oil and gas well of the Medina Township Zoning Resolution. It was seconded by Mr. Colon.

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

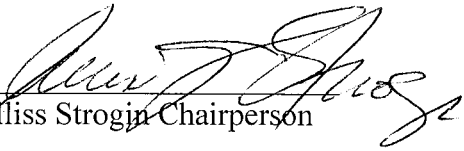
The minutes from the October 21, 2025, meeting were approved as amended.

Mr. Doug Eastwood stated with businesses that come and go and not being a new build but only a new tenant, how changes can be made without coming to this board. If a new company comes in and replaces the sign without coming in but then in a few years find out they are not compliant, there be something as just a simple changed and approved so they do not have to come to this board. Chair Strogin replied the concern is we would have to many businesses come in and abuse that. She continued when they open a business they should know to look into requirements. Mr. Eastwood stated it is a bigger deal because not only do they not come to this board but also the fire department. Could this cause a liability issue. Chair Strogin replied if we give them an out because they did not do it we will be taken advantage of. If you have a rule you should stick to it, or you will have people who abuse it. Mr. Eastwood stated I understand and agree but does not explain why Petal Sweet business slipped by. Chair Strogin stated it was a fluke. Mr. Colon asked if we have a to do list. Chair Strogin replied yes we do but the business was not known about. Mr. Connelly stated that Petal Sweet came to the meeting and stated the signs were not up yet, but they already were. Mr. Traynor asked if there was a penalty. ZI Ridgley replied we do not enforce the penalty because if they come in good faith and we will mark on the application as an existing business.

Page 5 Zoning Commission November 18, 2025

Having no further business before the Commission the meeting was adjourned at 8:32 p.m.

Stephanie Farnsworth Zoning Secretary


Alish Strogan Chairperson