

# MEDINA TOWNSHIP

## ZONING BOARD OF APPEALS PUBLIC HEARING

January 21, 2026

Acting Vice Chairperson Bill Ostmann called the organizational/ meeting of the Medina Township Board of Zoning Board of Appeals to order at 7:00 p.m. Permanent members Greene, Payne, Ostmann and Gray were in attendance. Alternate member McElyea sat in for a full board. Permanent member Blakemore was not in attendance. Alternate member Traynor was not in attendance.

### **ORGANIZATIONAL MEETING**

#### **Election of Officers**

Secretary Farnsworth called for nominations for Chairperson of the Board of Zoning Appeals for 2026.

Mr. Ostmann nominated Mr. Blakemore as Chairperson of the Board of Zoning Appeals for the calendar year 2026. It was second by Mr. Greene. The nominations were closed.

ROLL CALL- Ostmann-yes, Greene-yes, Gray-yes, McElyea-yes, Payne-yes.

Secretary Farnsworth turned the meeting over to Vice Chairperson Ostmann to call for nominations for Vice Chairperson of the Board of Zoning Appeals for the calendar year 2026.

Mr. Payne made a motion to nominate Bill Ostmann as Vice Chairperson of the Board of Zoning Appeals for the calendar year 2025. It was second by Mr. Greene. The nominations were closed.

ROLL CALL- Payne-yes, Greene-yes, Gray-yes, McElyea-yes, Ostmann-yes.

#### **Set hearing dates/Confirm hearing posting**

The Commission stated they would continue to meet on the 3<sup>rd</sup> Wednesday of the month at 7:00 p.m. April and July will have meetings on the fourth Wednesday of the month due to the Zoning Commissions meeting schedule. Posting of the meeting would be placed on the website and The Gazette accordingly.

Mr. Greene made a motion to approve the change to the fourth Wednesday of the month for April and July 2026 for the Board of Zoning Appeals meetings. It was seconded by Mr. Payne.

ROLL CALL- Greene-yes, Payne-yes, Gray-yes, McElyea-yes, Ostmann-yes.

The organizational meeting was closed at 7:04 p.m.

Vice chair Ostmann opened the public hearing at 7:05 p.m. Permanent members Payne, Gray, and Greene were in attendance. Permanent member Blakemore was not present. Alternate member McElyea was present and sat for a full board. Alternate member Traynor was not present.

**Medina Auto Mall- 3205/3200 Medina Rd.**

Secretary Farnsworth read the application into the record. The applicant is Dave Kaldy from Archall Architects representing Medina Real Estate Holdings LLC (Medina Auto Mall). The street address requiring the variance is 3205/3200 Medina Rd. Present Zoning: General Business. Previous variance requests: Yes.

The variance being requested and reason for the request: Section 405.3 C Minimum front yard depth 100'. Proposed building addition would overlap 100' setback along Nettleton Road 51' leaving 49' from east side off building addition to property line. Requesting a 51' variance.

In response to growing customers demand, Medina Auto Mall is looking to maximize use of their existing property with a building addition for vehicle service. Due to the steep grading on the NW side of the property, building the addition on the east side is the most practical solution and will require a variance for front yard setback.

Mr. Dave Kaldy from Archall Architects was sworn in.

Mr. Kaldy stated the addition is orange in the application picture. The current building is over capacity, and they are turning away business. It will be a typical shop. The garage doors will be on the south side. A lot of grading will be needed to be done. The current building is two stories with one side higher, and the other side has steps in it. Nettleton Road is higher than the site with an 8-10 ft. slope change on the back building. This is the most logical location which keeps it adjacent to the current service building.

Mr. Payne asked what the width between the building and the road is. Mr. Kaldy replied the curb line is currently 35-40 ft. Mr. Payne asked where the parking will be. Mr. Kaldy replied it is more important to have the building than parking and they would also like to work with the Fire Department to make sure they would be able to get around the building.

Mr. McElyea asked what work will be done inside the building. Mr. Kaldy replied regular car and truck service.

Mr. Payne asked will there be sprinklers. Mr. Kaldy responded no because the building is 1,200 sq. ft. and will have block walls. Mr. Payne asked if this would be one story. Mr. Kaldy replied yes. Mr. Payne asked if they would be dressing up the building or if it would be steel. Mr. Kaldy replied we have not talked about that yet.

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.

**Page 3 BZA January 21, 2026**

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 as long as there is clear alleyways to get around.
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 a lot of grading could go out back.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes

Mr. Greene made a motion to approve the 51' front yard setback for Medina Auto Mall to be located at 3205/3200 Medina Rd. as presented. It was seconded by Ms. Gray.  
ROLL CALL- Greene-yes, Gray-yes, McElyea-yes, Payne-yes, Ostmann-yes.

The variance was granted.

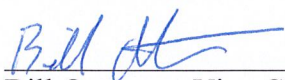
Alliss Strogin was sworn in. She stated she would like to review page 3 of the minutes from the December 17<sup>th</sup> meeting. She stated that the last line she spoke was not written correctly. The Board decided to table the minutes for further review.

Mr. Payne made a motion to table the minutes from December 17, 2025 for further review. It was seconded by Ms. Gray.  
ROLL CALL- Payne-yes, Gray-yes, Greene-yes, McElyea-yes, Ostmann-yes.

Having no other business before the Board the hearing was adjourned at 7:22 p.m.

Respectfully Submitted,

Stephanie Farnsworth  
Zoning Secretary



Bill Ostmann, Vice-Chairperson