

MEDINA TOWNSHIP

ZONING BOARD OF APPEALS PUBLIC HEARING

February 18, 2026

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

JoAnn Hodges- 4663 Foote Rd.

Secretary Farnsworth read the application into the record. The applicant is JoAnn Hodges (Devericks). The street address requiring the variance is 4663 Foote Rd. Present Zoning: UR. Previous variance requests: No.

The variance being requested and reason for the request: Section 403.3E 15' minimum side yard setback. Pole barn/garage will be located 7' from side property line. Requesting an 8' variance to be able to have necessary concrete pad in front of building for turning into garage off of driveway and backing out of garage.

- A. The variance is being requested to have the necessary pad in front of the pole barn/garage (which will be 40' wide with a 12' porch on the far end facing south to make that section 52' x 102') for the turning radius needed for vehicles to get into and out of the building/garage and into the driveway. Without the variance it would only leave us approximately 13.7 feet, which is shorter than the length of any of our vehicles and 8' shorter than the existing concrete pad. We currently do not have a garage for our vehicles, trailers, tractor, and recreational vehicles to be stored.
- B. Our home was built in 1960 and is situated on a very secluded back lot parcel of land consisting of 5.1995 acres and the house sits approximately 600 feet from the road. Our north side line neighbors is the Medina County Park District. The electric poles run along the south line of our driveway back to the home, which eliminates our ability to move the driveway. When we purchased said property we were not aware of sideline requirements as our current barn sits 4.85 feet from the north side property line of the Medina County Park District the house up front to the south of our driveway has his garage on the property line and his fence encroaches our property approximately 1 foot 8 inches. The house up front to the north has a fence which is encroaching on our property approximately 2 feet. There are no homes to the north of where the building is going to be located as the building is going to be approximately 405 feet from the road. This variance does not adversely affect the delivery of governmental services.
- C. We are asking to be able to place our pole building/garage 7 feet from our north side property line which leaves enough division/space between the building and the adjoining property owner which is the Medina County Park District.

Ms. JoAnn Hodges was sworn in. She stated this is not going to affect the view of anyone because we are so far off of the road.

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Mr. Dave McElyea was sworn in. Mr. McElyea asked have you reached out to the Medina County Park District. Ms. Hodges replied yes, we spoke to the person who buys land.

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 a little more than 50%.
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. Greene made a motion to approve the 8 feet north side yard variance to be located at 4663 Foote Rd. as presented. It was seconded by Ms. Gray.

ROLL CALL- Greene-yes, Gray-yes, Ostmann-yes, Payne-yes, Blakemore-yes

The variance was granted.

Vicious Biscuit- 4136 Pearl Rd.

Secretary Farnsworth read the application into the record. The applicant is Todd Evans from Fast Signs Akron. The street address requiring the variance is 4136 Pearl Rd. for Vicious Biscuit. Present Zoning: BI. Previous variance requests: Yes, Fiesta Jalapenos.

The variance being requested and reason for the request (application A): Section 6051.1 asking for wall sign on the north side of the building. Visibility of the property is very limited given there is no egress from Pearl Road and there is no identification on the road from Pearl or from Grande Blvd. unless someone looks toward the building while directly in front of it. Asking for a 32 sq. ft. wall sign.

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Regarding the sign requested on the north end of the building, that will be the only way customers approaching our building from the north or west to identify our location before they pass by us on Pearl Rd. We have a Pearl Rd. address but our entrance is off of Grande Blvd. Additionally, we are several hundred yards from The Home Depot entrance on Grande Blvd. so we feel the 4'x8' sign is needed for visibility from Grande Blvd. With no driveway access from Pearl Rd. we are concerned that customers from the north will drive by our location on Pearl Rd. then have to make multiple turns to get back to Grande Blvd. then back down The Home Depot driveway to our driveway entrance.

The variance being requested and reason for the request (application B): Section 605I.1 asking for wall sign on the south side of the building. Visibility of the property is very limited given there is no egress from Pearl Road and there is no identification on the road from Pearl or from Grande Blvd. unless someone looks toward the building while directly in front of it. Asking for a 20 sq. ft. wall sign.

Regarding the sign requested on the south end of the building, that is to direct customers to our main entrance which is on the far (south) side of the building from the driveway entrance. Our parking lot surrounds the building on three sides; two of which require walking around the one or two corners of the building to reach the main door. We are a Quick Service Restaurant where a customer stands in a queue line before ordering at the counter then finding a table. This queue line will be inside the south door.

The variance being requested and reason for the request (application C): Section 605I.1 asking for wall sign on the front side of the building. Visibility of the property is very limited given there is no egress from Pearl Road and there is no identification on the road from Pearl or from Grande Blvd. unless someone looks toward the building while directly in front of it. Asking for a 20 sq. ft. wall sign.

Regarding the lower part of the front sign along Pearl Rd., we are again following the directive from our franchisor. We are only open from 7:00am-2:30pm so we are trying to inform people that we are a breakfast/brunch/lunch concept, so they understand who we are, what we do and when we do it. We are a new, upstart brand that does not carry familiarity to most people who will be driving by our restaurant. By limiting our main sign to just "Vicious Biscuit" it does not fully inform the general public of who we are, what we do, and when we do it.

Mr. Dave Ost was sworn in.

Chair Blakemore asked do you have a sign already. Mr. Ost replied yes on the front of the building.

The board decided to discuss application C first.

Mr. Todd Evans from Fast Signs Akron was sworn in. ZI Elaine Ridgley was sworn in.

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Mr. Evans asked if this sign is 20 ft. ZI Ridgley replied the sign is 21.33 sq. ft.

Mr. Ost stated this sign will go under the main sign. Mr. Evans stated these are franchise guidelines because the brand is not known here and to also help identify the business. Mr. Payne asked if the main sign would be above this. Mr. Evans replied yes, the main sign was already approved, and this sign will be tapered and not overly large, just used to inform people.

Ms. Alliss Strogin was sworn in. She stated at the Zoning Commission board meeting they suggested using the windows because they can use 20% of the windows on the inside. She continued that she does not see why the variance is needed when they can put this information on the window. Mr. Evans stated the window problem is the windows have a tint so you wouldn't be able to see from Pearl Rd.

Mr. Ostmann asked if you will be on the pole sign. Mr. Evans stated we are waiting on that.

Having no further comments from the Board members, the Board considered the Duncan Factors for application 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 yes.

Ms. Gray made a motion to approve the 21.33 sq. ft. wall sign on the front side of the building variance for Vicious Biscuit located at 4136 Pearl Rd. as presented. It was seconded by Mr. Greene.

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

The variance was granted.

The board decided to discuss application A.

Chair Blakemore asked if the measurements are correct. Mr. Evans replied yes. He continued there is already a request for an 11 sq. ft. sign does that follow the property. Chair Blakemore replied it does not go with it. Mr. Greene asked doesn't the variance go with the parcel. Chair Blakemore asked are we approving a new sign or more sq. ft. for a sign. ZI Ridgley replied when a variance was granted it was for Fiesta Jalapeno not the address. She continued it depends on how the board grants the variance for the business or the parcel. Chair Blakemore stated when we talked about Fiesta Jalapeno there was nothing on the building and they could have an 11 sq. ft. sign with no variance. Ms. Strogin replied yes.

Chair Blakemore asked if this signs size is 21 sq. ft. Mr. Evans replied yes and the owners would make the sign straight instead of slanted to conform to zoning. He continued this sign is bigger, but we would do straight across but with the brand it is slanted. Chair Blakemore asked if you make it straight what would the size be. Mr. Evans replied 11-12 sq. ft. Chair Blakemore asked what the size for the Fiesta Jalapeno sign was. ZI Ridgley replied 11 sq. ft. Mr. Evans stated the design of the sign is the logo and branding.

Ms. Gray asked do we need to make a motion to purge the 11 sq. ft. that is on the books currently for Fiesta Jalapeno. Chair Blakemore replied yes.

Mr. Payne asked if this sign is visible. Mr. Evans replied it is important because of Grande Blvd. to be able to see it. Chair Blakemore stated Fiesta Jalapeno wanted people to be able to see it from the access road Grande Blvd.

Having no further comments from the Board members, the Board considered the Duncan Factors for application A.

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.

Ms. Gray made a motion to approve the 32 sq. ft. wall sign on the North side with the previous sign of 11 sq. ft. to be purged for Vicious Biscuit located at 4136 Pearl Rd. as presented. It was seconded by Mr. Greene.

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

The variance was granted.

The board decided to discuss application B.

Chair Blakemore asked if Fiesta Jalapeno had a sign here. Ms. Strogin replied no they have a 3 sq. ft. directional sign. Chair Blakemore asked if this sign is straight. Mr. Evans replied the first two signs (application A and application C) are important to see the location and this sign is the franchise sign. Mr. Ost stated this is on the far side of the building and is viewed as a directional sign to enter here.

Having no further comments from the Board members, the Board considered the Duncan Factors for application B.

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 and 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.

Ms. Gray made a motion to approve the wall sign on the South side to be 20 sq. ft. for Vicious Biscuit located at 4136 Pearl Rd. as presented. It was seconded by Mr. Greene.
ROLL CALL-Gray-yes, Greene-yes, Ostmann-yes, Payne-no, Blakemore-yes.

The variance was granted.

The minutes to the BZA December 17, 2025, hearing was approved as written.

The minutes to the BZA January 21, 2026, hearing was approved as written

Having no other business before the Board the hearing was adjourned at 7:46 p.m.

Respectfully Submitted,

Stephanie Farnsworth
Zoning Secretary

Cary Blakemore, Chairperson

WILLIAM OSTMANN
