

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/REGULAR MEETING
February 17, 2026**

Chairperson Alliss Strogin called the 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 present.

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 February 26, 2026.

SITE PLANS

Ultra Wash- 4805 Fenn Rd.

Mr. Scott Bagi owner of Ultra Wash was present. Mr. Bagi stated he purchased the property back in October and changed the main sign to fit the appropriate name.

The first request is for a change of use (application A).

Chair Strogin stated this is an existing business with a change of ownership.

Chair Strogin read fire letter from Assistant Fire Chief Mark Crumley into record.

Mr. Traynor made a motion to approve the change of use (application A) for Ultra Wash to be located at 4805 Fenn Rd. not to exceed 3744 sq. ft. as presented. It was seconded by Mr. Piskur. ROLL CALL- Traynor-yes, Piskur-yes, Marco Sr.-yes, Colon-yes, Strogin-yes.

The next request is for a wall sign (application B). Mr. Bagi stated the sign will be the same frame and size with just the new company name.

Mr. Piskur made a motion to approve the wall sign (application B) for Ultra Wash to be located at 4805 Fenn Rd. not to exceed 24 sq. ft. as presented. It was seconded by Mr. Colon. ROLL CALL- Piskur-yes, Colon-yes, Marco Sr.-yes, Traynor-yes, Strogin-yes.

The next request is for directional signs (application C).

Chair Strogin stated these are the signs that state exit only, enter, and ect. considered directional signs. She asked if these signs were already displayed. Mr. Bagi replied no.

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Mr. Traynor made a motion to approve the directional signs (application C) for Ultra Wash to be located at 4805 Fenn Rd. not to exceed the following: four signs at 3 sq. ft., three signs at 2 sq. ft., two signs at 1.3 sq. ft., two signs at 2 sq. ft., two signs at 1 sq. ft., four signs at 3 sq. ft., and two signs under 4 sq. ft. as presented. It was seconded by Mr. Colon.

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

Seibertkeck- 3725 Medina Rd.

Mr. Miles Houska from Brilliant Electric Signs Co. was present to represent Seibertkeck.

The first request is for a wall sign (application A). Mr. Houska stated this is a sign that will be mounted into an aluminum raceway.

Mr. Piskur made a motion to approve the wall sign (application A) for Seibertkeck to be located at 3725 Medina Rd. not to exceed 24.5 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The next request is for a pylon id (application B). Mr. Houska stated this sign is a face replacement on a multi-tenant ground sign.

Mr. Colon made a motion to approve the pylon id sign (application B) for Seibertkeck to be located at 3725 Medina Rd. not to exceed 4 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The Villas at Hidden Lakes Phase 1- Parcel #02606C17002

Ms. Amanda Dick was present to represent The Villas at Hidden Lakes Phase 1.

The first request is for a subdivision sign (application A).

Ms. Dick stated this sign will be coming off Reagan Parkway on the eastern most side leading to the clubhouse. The sign will be six feet tall by five feet wide.

Mr. Marco Sr. asked will this sign be on the roadway. Ms. Dick replied it will be on the boulevard. Mr. Colon asked if it will be lit. Ms. Dick responded the light itself will not but there will be low voltage spotlights. Chair Strogina asked if there will be landscaping. Ms. Dick responded yes.

Mr. Colon made a motion to approve the subdivision sign (application A) for The Villas at Hidden Lakes Phase 1 to be located at parcel # 02606C17002 not to exceed 16.67 sq. ft. as presented. It was seconded by Mr. Piskur.

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

The next request is for a subdivision sign (application B). Ms. Dick stated this is a secondary sign that ~~home~~ a smaller sign and have the same lighting.

holds

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Mr. Marco Sr. made a motion to approve the subdivision sign (application B) for The Villas at Hidden Lakes Phase 1 to be located at parcel # 02606C17002 not to exceed 14.17 sq. ft. as presented. It was seconded by Mr. Colon.

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

Meineke- 4868 Ledgewood Dr.

Mr. Skylar Linard from Meineke was present.

The first request is for the wall sign (application A). Mr. Linard stated the sign will be on the building acrylic lit. He continued it will say Meineke on the sign.

Mr. Marco Sr. asked is the existing sign was removed. Mr. Linard replied yes and the building has been repainted to matte black.

Mr. Traynor made a motion to approve the wall sign (application A) for Meineke to be located at 4868 Ledgewood Dr. not to exceed 35.18 sq. ft. as presented. It was seconded by Mr. Colon.

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

The next request is for a ground sign (application B). Mr. Linard stated this is a pre-existing ground sign that is perpendicular to the road and it will not be illuminated.

ZI Ridgley stated landscaping needs to be around the ground sign.

Mr. Piskur made a motion to approve a ground sign (application B) for Meineke located at 4868 Ledgewood Dr. not to exceed 31.17 sq. ft. as presented. It was seconded by Mr. Traynor.

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

The next request is for directional signs (application C). Mr. Linard stated these will be signs that advertise what we offer.

Mr. Colon asked will there be any lights on the signs or will the building be dark at night. Mr. Linard replied the wall sign will be lit and there is flood lighting on the building for safety.

Mr. Piskur made a motion to approve six directional signs (application C) for Meineke located at 4868 Ledgewood Dr. not to exceed 3.98 sq. ft. as presented. It was seconded by Mr. Marco Sr.

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

Minutes from the January 20, 2026, meeting were approved as written.

Mr. Doug Eastwood stated the lighting on Meineke to the parking lot facing the building. He continued during the meetings there are awkward pauses and places where we can make adjustments and improvements too. If landscaping is a living entity in Zoning can we build something into the approval process about it. Chair Strogin replied we have the authority to say

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something about landscaping but the ZI can only say you said you were going to do landscape and did not. The Board of Trustees have the authority to say we will do this if you don't do that. Mr. Eastwood said we appreciate the recommendations. Chair Strogin replied if we see something we will let you know.

Mr. Colon stated the reason for the questions about lighting is being an ex-police officer I question a dark building at night with crime and safety.

Having no further business before the Board, the meeting was officially adjourned at 7:52 p.m.

Stephanie Farnsworth Zoning Secretary


Alliss Strogin Chairperson