

**MEDINA TOWNSHIP
ZONING COMMISSION
REGULAR MEETING
OCTOBER 18, 2011**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Zoning Commission to order at 7:40p.m. Permanent Board members Apana, Szunyog, Overmyer, Erickson and Strogin were in attendance. Alternate Board member Matt Payne was also in the audience.

The Zoning Commission minutes from their September 20, 2011 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on October 27, 2011 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

SITE PLANS

The Excel Program- 2771 Medina Rd. (Plaza 71)

Mr. Ralph Alexander from Sand Castle Educational Services, LLC represented The Excel Program. He stated this business contracts with local school districts to provide special educational services when the school reaches capacity in their units or for children who have emotional, behavior or academic deficits. They would be locating in Plaza 71. The correct dimensions were 20' x 72' for a total of 1,440 sq. ft. The hours of operation for the students are 7:45 a.m. to 1:45 p.m. Teachers would be available from 6:30 a.m. to 3:30 p.m. We are targeting servicing Medina, Wayne and Summit counties.

There is no signage being requested at this time.

Mr. Overmyer made a motion approve the change of use for The Excel Program to be located at 2771 Medina Rd. (Plaza 71) Unit 22 as presented. It was seconded by Mr. Erickson.
ROLL CALL-Overmyer-yes, Erickson-yes Apana-yes, Szunyog-yes, , Strogin-yes.

Medina Auto Mall-3205 Medina Rd.

Mr. Chip Klinkenberg from Illes Architects and Mr. Lou Kaltenstein represented Medina Auto Mall. He stated he was before the Commission to present the new look for Medina Auto Mall. Every 5 yrs. General Motors initiates a remarketing program for their dealerships. The main item with this remarketing is separate branding for Buick GMC and Cadillac. This would basically take the existing building and divide it in half internally and contain separate operations for each identity inside the building. This separation will be floor to ceiling.

Mr. Klinkenberg stated the east side of the building would contain Buick GMC. They would be adding new pylons in the front, which will create the new pylon sign, which is a requirement of Buick GMC. It will consist of an eyebrow roof on pylons with the words Buick GMC and it will be connected to the building. On the west side of the building will be where Cadillac will locate. There will be separate entrances for each. This is being mandated by GM and on an aggressive

timetable for completion. Mr. Kaltenstein interjected that one of the line items on the franchise agreement was that all of GM's requirements had to be met or there was no franchise agreement. Mr. Klinkenberg added that the building would be painted as well to reflect the color scheme of charcoal and silver.

Mr. Klinkenberg continued regarding the new addition, it would consist of the new canopy on the southeast corner for Buick GMC and on the other side the new canopy of Cadillac. Both would extend out 5 ft. The new addition would consist of an enclosure (24' x 30') on the west side of the building. The entire remarketing and addition was a \$1.4 million investment.

Chair Strogin stated the issue is the setback goes right through the building. Originally the building setback was 130 ft. but when ODOT widened Rt. 18 it had to take right of way, which resulted in this setback reduction. She added that most of the businesses that were affected by the widening project on Rt. 18 went before the Board of Zoning Appeals to have this issue addressed but apparently Medina Auto Mall only had a variance given for their signage that was effected by the taking of right of way by the State and not the building. Chair Strogin continued that due to this fact the Commission could not approve the site plan as presented.

Zoning Inspector Ridgely stated this was a corner lot and Medina Auto Mall was deficient in the front yard setback requirements on Medina Rd. as well as Nettleton Rd. Chair Strogin strongly suggested that the applicant apply for all the variances needed to make this non-conforming, pre-existing building legal in terms of zoning.

Mr. Kaltenstein stated all the balloons and pennants would be removed from the site accordingly.

Zoning Inspector Ridgely stated before the building is painted she wanted to confirm what signage was on the back of the building, what signage would remain and what signage would be removed as some of that signage is painted on the building. Mr. Kaltenstein stated the painting of the building would not be done until next summer but he would be in contact with Zoning Inspector Ridgely accordingly.

Mr. Overmyer made a motion to deny the proposed addition to Medina Auto Mall located at 3205 Medina Rd., as it did not conform to the front yard setback requirements per Section 405.3C of the Medina Township Zoning Resolution. It was seconded by Ms. Szunyog. ROLL CALL-Overmyer-yes, Szunyog-yes, Erickson-yes, Apana-abstain, Strogin-yes.

Mr. Klinkenberg continued that his second request was for a 38 sq. ft wall sign for Buick GMC on the east side of the building. The business has 72 ft. of frontage. Mr. Klinkenberg stated other options would be looked at for the Cadillac sign and they would probably request a variance.

Chair Strogin stated that when the applicant applies for a variance for the setbacks they should apply for a variance for the signage at the same time.

Ms. Szunyog made a motion to approve a wall sign for Buick GMC for Medina Auto Mall located at 3205 Medina Rd. not to exceed 38 sq. ft. as presented. It was seconded by Mr. Overmyer.

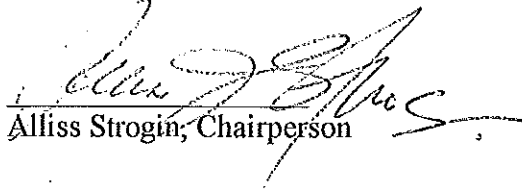
ROLL CALL- Szunyog-yes, Overmyer-yes, Erickson-yes, Apana-abstain, Strogin-yes.

MISC.

The Commission discussed rescheduling their November meeting to be able to attend the proposed workshop by the Dept. of Planning Services on the topic of Comprehensive Planning, which is scheduled for the same evening. Because the Dept. has cancelled workshops, there is no confirmation that this workshop is still going to be held, and because this topic will be discussed at the APA Conference on November 18, 2011, the Commission stated they would not be changing their Nov. meeting date.

Having no further business before the Board, the meeting was officially adjourned at 8:25 p.m.

Respectfully Submitted, Kim Ferencz, Zoning Secretary


Alliss Strogin, Chairperson