

**MEDINA TOWNSHIP
ZONING COMMISSION
REGULAR MEETING
DECEMBER 20, 2011**

Chairperson Alliss Strogina called the regular meeting of the Medina Township Zoning Commission to order at 7:35 p.m. Permanent Board members Szunyog, Overmyer, Erickson and Strogina were in attendance. Alternate Board member Matt Payne sat in for a full board.

The Zoning Commission minutes from their November 15, 2011 meeting were approved as written. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

SITE PLANS

Weight Watchers-5007 Grande Shops Ave. Unit B-1

Mr. Gary Biales from Zarembo Group represented Weight Watchers. Weight Watchers would be locating adjacent to JoAnn Fabrics in the Medina Grande Shops complex. He stated he was before the Commission this evening to request signage. The first request is for a 39 sq. ft. wall sign. The business has 40' 1" of linear frontage.

Mr. Overmyer made a motion to approve the wall sign for Weight Watchers located at 5007 Grande Shops Ave. Unit B-1 not to exceed 39.43 square feet as presented.

It was seconded by Mr. Payne.

ROLL CALL-Overmyer-yes, Payne-yes, Szunyog-yes, Erickson-yes, Strogina-yes.

Mr. Biales stated he was also before the Commission this evening to request a tenant panel for Weight Watchers to be located on the existing monument sign. The panel consists of 3.64 sq. ft.

Mr. Payne made a motion to approve a tenant panel sign for Weight Watchers located at 5007 Grande Shops Ave. Unit B-1 not to exceed 3.64 square feet total to be placed on the existing monument sign as presented. It was seconded by Mr. Erickson.

ROLL CALL-Payne-yes, Erickson-yes, Szunyog-yes, Overmyer-yes, Strogina-yes.

US Bank-3705 Medina Rd.

Mr. Joel Frezel from Watkins Lighting represented US Bank. He stated US Bank is proposing to erect a double faced ground sign 31.5 sq. ft. in size. The height of the sign to be 5'6". It will be internally illuminated with a masonry base. There will be the identification of US Bank as well as places for two tenant spaces on the sign. The proposed ground sign will meet all the setback requirements.

Chair Strogina stated when Signature Square was developed it was determined that there would be no ground signs allowed for the individual businesses in that commercial development. Where US Bank is located in not an outlot but part of the whole development known as Signature Square. She continued that one developer came in and developed Signature Square. Businesses were permitted to have wall signage but no ground signs. Each business that is located in

Signature Square has a wall sign. There originally was a ground sign for "Signature Square" to identifying the shopping plaza but the tenants wanted to be identified on a monument sign that included each one of their individual names. As a result the ground sign was removed and replaced with a monument sign with individual tenant panels. Chair Strogan added that US Bank currently has a wall sign as well as signs that were granted by variance last month and there is no ground sign allowed.

Mr. Frezel said it was his understanding US Bank is located on a separate parcel. Chair Strogan responded that Signature Square is just like Medina Grand Shops. Medina Grand Shops have separate parcels but are part of the overall commercial development known as Medina Grand Shops. Mr. Frezel interjected that he asked Zoning Inspector Ridgely to look up this information so he had it in writing and could refer the information back to his client. Zoning Inspector Ridgely stated she did research the file but could find no information in writing confirming the decision not to permit ground signage. Mr. Frezel then added he would like to request the official record confirming the decision not to permit ground signs for Signature Square.

Mr. Frezel added he could not understand why US Bank would not be permitted a ground sign as long as it met the zoning regulations. Chair Strogan responded because US Bank was not a stand alone lot but part of the overall development of Signature Square. Mr. Frezel stated the Township should have official records of the boards decisions and he would like to make a public records request for that information. He commented if there are no records he could not see why his client would not be permitted to have a ground sign.

Chair Strogan again reiterated what transpired during the development of Signature Square and the determination that no ground signs would be permitted for the individual tenants of the development. Commission member Overmyer stated he remembered such discussion during the approval process. Mr. Frezel requested the official decision of the Commission to be forwarded to him regarding Signature Square. It was determined that the Commission/Zoning Inspector would have to review audio tapes to research the request.

Mr. Frezel stated it was his understanding that if such information does not exist then his client should be permitted to have a ground sign. Chair Strogan asked if Joe Bierne's was still the one in charge of the Signatuare Square development? Mr. Frezel stated he did not know he was not dealing with that individual. Chair Strogan stated when Mr. Bierne's came in with the site plan to develop Signature Square he was informed that there were to be no individual ground signs. She added if that information was not relayed to the individual tenants that was not the Township's problem.

Mr. Frezel requested the Commission review the files for the pertinent information and/or listen to the audio tapes before a final determination could be made on the signage request for US Bank. Mr. Frezel asked that this signage request to be tabled until the Commission's January 2012 meeting.

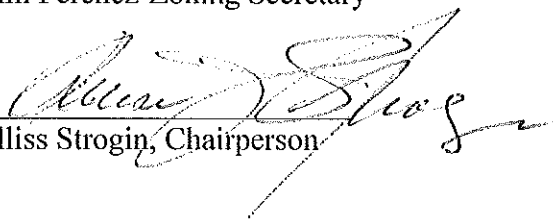
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Mr. Overmyer made a motion to table the signage request for US Bank per the applicant's request until the Commission's January 17, 2012 meeting. It was seconded by Ms. Szunyog. ROLL CALL- Overmyer-yes, Szunyog-yes, Payne-yes, Erickson-yes, Strogin-yes.

Having no further business before the Commission, the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Kim Ferencz-Zoning Secretary


Alliss Strogin, Chairperson