

**MEDINA TOWNSHIP ZONING COMMISSIONERS
REGULAR MEETING
NOVEMBER 16, 2010**

REGULAR MEETING

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:42 p.m. Board members Overmyer, Erickson, Apana and Strogin were in attendance. Permanent Board member Szunyog was absent. Alternate Board member Matt Payne sat in for a full Board. Alternate Boris Williams was also absent.

The Zoning Commission minutes from their October 19, 2010 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on December 9, 2010 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

TSC-3768 Pearl Rd.

Mr. Ron Parr store manager of TSC and Mr. Jarenski from ADR Architects Inc. represented TSC. Mr. Jarenski stated that he was before the Commission this evening to seek approval for a 40'x 60' staging building for products. He stated that the Medina TSC is the second highest grossing store in the region. The building will provide cover of products such as animal feed that TSC sells. The building would have electricity and incorporate sky lights as well.

Mr. Overmyer made a motion to approve to approve a 40'x 60' accessory use building for TSC located at 3768 Pearl Rd. as presented. It was seconded by Mr. Payne.
ROLL CALL-Overmyer-yes, Payne-yes, Erickson-yes, Apana-yes, Strogin-yes.

Facial Impressions-5019 Victor Dr. Suite B.

Ms. Dina Rodriguez represented Facial Impressions Skin Spa. Ms. Rodriguez stated her business is currently located in Medina but she was looking to expand and locate on Victor Dr. in Medina Township.

Mr. Erickson made a motion to approve to approve the existing/change use for Facial Impressions to be located at 5019 Victor Dr. as presented. It was seconded by Mr. Apana.
ROLL CALL-Erickson-yes, Apana-yes, Overmyer-yes, Payne-yes, Strogin-yes.

Ms. Rodriguez stated she was also before the Commission this evening to request a directional sign. The size of the sign to be 3 sq. ft.

Mr. Overmyer made a motion to approve a directional sign not to exceed 3 sq. ft. for Facial Impressions to be located at 5019 Victor Dr. Suite B as presented. It was seconded by Mr. Erickson.

ROLL CALL-Overmyer-yes, Erickson-yes, Apana-yes, Payne-yes, Strogin-yes.

Medina Power Sports-4184 Pearl Rd.

Mr. John Seymour represented Medina Power Sports. The nature of the business is a motorcycle repair shop and retail part sales. Chair Strogin asked if the motorcycles would be inside the building? Mr. Seymour stated yes, or on the front porch overhang during business hours. No motorcycles would be left outside overnight.

Mr. Payne made a motion to approve the change of use for Medina Power Sports to be located at 4184 Pearl Rd. as presented. It was seconded by Mr. Erickson

ROLL CALL-Payne-yes, Erickson-yes, Overmyer-yes, Apana-yes, Strogin-yes.

Mr. Dave Sterrett from Medina Signs represented Medina Power Sports signage request. The request was for a 20 sq. ft. ground sign. Chair Strogin stated there is a landscape requirement for under the ground sign that must be complied with. Mr. Seymour stated he would comply with the requirement.

Trustee Gardner stated that the Fire Dept. has recommended the applicant contact the County Building Dept. to make sure this new operation does not constitute a new business class use and therefore would have to meet certain requirements due to repair work that would be conducted on the premises.

Mr. Overmyer made a motion to approve a ground sign for Medina Power Sports to be located at 4184 Pearl Rd. not to exceed 20 sq. ft. as presented. It was seconded by Mr. Apana.

ROLL CALL-Overmyer-yes, Apana-yes, Erickson-yes, Payne-yes, Strogin-yes.

It is so noted applicant will meet landscaping requirements for ground sign base.

Circle K-3809 Pearl Rd.

No one was present to represent Circle K. Zoning Inspector Ridgely stated she tried two phone numbers to contact them to no avail. She added that Circle K has double filled to come before the BZA tomorrow evening. Chair Strogin stated the site plan is for Circle K to put in a "Beer Kave" in their existing store. The only access to the "kave" would be from inside the store. However the existing building sits right at the setback lines and therefore would require a variance.

Trustee Gardner stated that the Fire Chief had a question as to where Circle K was going to place their enclosed dumpster and was going to request from a fire safety standpoint

that the enclosure be bricked. Since those comments he has gone out to view the site and has determined there is no issue.

Chair Strogin continued that the Zoning Commission had no choice but to turn the site plan down because it does not meet the zoning requirements. Because of this automatic turn down and the fact that Circle K has double filled with the BZA, the Commission decided to move forward with a vote on the site plan.

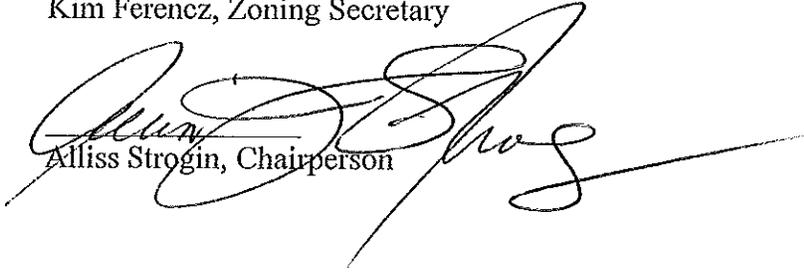
Mr. Apana made a motion to deny the addition for Circle K located at 3809 Pearl Rd. as presented as it does not meet the Medina Township Zoning Resolution Section 405.3.D.1.c.1 side yard setback requirements. It was seconded by Mr. Overmyer. ROLL CALL-Apana-yes, Overmyer-yes, Erickson-yes, Payne-yes, Strogin-yes.

MISC.

Trustee Gardner stated that if Allis Strogin, Boris Williams and Matt Payne were interested in continuing to serve on the Zoning Commission next year, letters would need to be received by the Township Trustees before the end of the year.

Having no further discussion, the meeting was officially adjourned at 8:24 p.m.

Respectfully,
Kim Ferencz, Zoning Secretary


Allis Strogin, Chairperson