

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
SEPTEMBER 18, 2007**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:32 p.m. All permanent Board members and alternate members were present.

The Zoning Commission minutes to the August 21, 2007 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on October 4, 2007 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

**MISC.**

The Ohio Planning Association will be holding their annual zoning and land use seminar on November 9, 2007.

**SITE PLANS**

**Medina Auto Mall-3205 Medina Rd.**

Mr. James Brown, Operations Manager represented Medina Auto Mall. Mr. Brown stated the new owner; Mr. Gary Panteck owns both the Dodge and GM dealerships under the name Medina Auto Mall. Mr. Brown stated that Mr. Panteck also owns four other dealerships in Ohio. Chair Strogin asked if the owner was present this evening. Mr. Brown stated no he was not.

Mr. Jarrett made a motion to approve the change of use for Medina Auto Mall as presented. It was second by Mrs. Gardner.

ROLL CALL-Jarrett-yes, Gardner-yes, Overmyer-yes, Williams-yes, Strogin-yes.

Chair Strogin stated that this is the former Norris Auto Mall. The Township and Norris Auto Mall have been in litigation over signage for the past year. A court decision has been rendered regarding Norris Auto Mall, Ltd, vs. Medina Township Board of Zoning Appeals Medina County Court of Common Pleas Case No. 06 CIV 1102 which states, "The Judge ruled in favor of the Township and held that the Township properly denied the variance. Norris had until approximately September 10<sup>th</sup> to appeal the decision. As of the date of this letter, no appeal has been filed. Therefore, the Township may enforce its Zoning and require the signs to be removed. You should give 30 days for removal. Signed James R. Bennett II, Ass't County Prosecutor."

Mr. Brown stated he did hear a decision had been rendered but he had been working at another dealership for the past six months. Chair Strogin stated the signs in question must be removed 30 days from September 11<sup>th</sup>. Mr. Brown stated today was already the 18<sup>th</sup> of September and did not feel the signs could be removed by October 11<sup>th</sup>. Mr. Brown

asked the Township to consider giving them until the end of October. Chair Strogin stated that with all due respect, even though Mr. Brown states the signs will be removed by the end of October that decision could be overruled by the new owner, Mr. Panteck. Mr. Brown reiterated that he would make sure the signs were removed at the end of the month but had to get a contractor lined up to do so which would take some time. Chair Strogin stated that Mr. Panteck is the new owner, and the Township would like all parties involved to be on the same page regarding signage, balloons, and inflatable images on top of the building that were an issue with the previous owner of this dealership. Mr. Brown interjected that Mr. Panteck was aware of the signage issues and added there was money allocated to remove the signs in question if the decision of the Courts was removal of the signs.

Chair Strogin stated that the Zoning Inspectors have drafted a letter to the new owner that the monument signage in question was to be removed within 30 days, included a copy of the signage and landscaping/parking regulations, the permits that have been written for this business as well as a copy of the court ruling. Chair Strogin gave Mr. Brown all of the documentation to personally deliver to the new owner.

After some discussion, the Commission unanimously agreed to an time extension to remove the signs per the request of the operations Manager, Mr. James Brown, on or before October 31, 2007 and this extension will remove any argument by the new owner of Medina Auto Mall regarding the removal of this signage.

**Medina Auto Mall-3205 Medina Rd.-Refacing of GM Pole Sign**

Ms. Amy Yelling from Ellet Sign Co. represented the signage request for Medina Auto Mall. Ms. Yelling stated they wanted to modify a portion of the existing GM pole sign. They would just be removing the wording "Norris" and replacing it with the wording, "Medina Auto Mall but there would be no change in size.

Mrs. Gardner made a motion to approve the refacing of the existing GM pole sign to reflect the wording "Medina Auto Mall" as presented. No other signage change was being requested at this time. It was second by Mr. Williams.

ROLL CALL-Gardner-yes, Williams, Overmyer-yes, Jarrett-yes, Strogin-yes.

**Blakslee Park-3800 Weymouth Rd.-Parking lot layout and sports complex**

Mr. Kerry Illes from Illes Architects and Mr. Rich Wilson from Cunningham & Associates represented the Township Trustees and the development of Blakslee Park located at the corner of Fenn and Weymouth Rd. Mr. Illes stated that this proposal has been brought to the Commission approximately 4 yrs. ago. Chair Strogin stated the plan has been changed numerous times. Mr. Illes stated that the plan has not changed significantly since it was first brought before the Commission as far as the layout of the ball fields. However, ODOT took the position that they would not allow the exit of the park to go out onto Rt. 3. The Medina County Engineer agreed and stated the new

entrance will be located opposite the greens on Fenn Rd. Mr. Illes stated he was adamantly against this, as he felt it was a serious safety issue, but nevertheless, this is what the County Engineer is requiring. Mr. Wilson then drew up the plans before the Commission, which shows the relocation of the entrance from Rt. 3 to Fenn Rd. This relocation then changed the parking layout. What was to be a practice field for soccer was turned into a major parking area and would precipitate the need for fence. There will be some fencing around the ball fields as proposed. Mr. Illes continued that they spoke with Mr. Swanson the City of Medina Recreational Director who wants three hard ball fields. They were in the process of bidding that out and the bid for the parking lot was due to take place on the 20<sup>th</sup>. Mr. Illes stated the Township has installed the watering system for the ball fields.

Chair Strogin asked about the one ball field being in such close proximity to the parking lot. Mr. Illes stated they were directed to do so by the previous Recreational Director Mr. Kaminski and the new Director Mr. Swanson was also in agreement with that location. Mr. Illes stated there was 15 ft.-20 ft. between the fence and parking area. The height of the fence would be 4 ft. Chair Strogin stated that at the Trustees meetings there has been some concern about the layout of the parking in regards to the location of the ball fields and wanted it on record that the parking lot configuration was so because there was no other alternative not because it was not looked at carefully by the Township.

Mr. Illes stated that the configuration and size of the ball fields was determined by the Recreational Director and added that these fields were going to be used by older teens. Chair Strogin stated for the record that these ball fields were being created because of the demand for such fields by kids who live in Medina Township but who attend Medina Schools. She added that the City has run out of facilities but the demand continues to grow. The City was charging Township residents to use the City facilities but stated they could no longer open up enrollment of non-City residents unless the surrounding communities help provide such recreational areas to accommodate the increase of those who want to play in organized sports.

Chair Strogin continued that the Township bought the 30 acres to provide such ball fields and to have the potential to expand Township facilities. The ball fields will be under the scheduling of the Medina City Recreational Department. The maintenance of the fields was unknown at this time.

Mr. Overmyer made a motion to approve the sports complex for Blakslee Park as presented, noting the configuration of parking lot and the ball fields were due to technical changes required by ODOT, Medina City's Recreational Director and the Medina County Engineer's Office. It was second Mrs. Gardner.

ROLL CALL-Overmyer-yes, Gardner-yes, Williams-yes, Jarrett-yes, Strogin-yes.

**Blakslee Park-3800 Weymouth Rd.-Township Maintenance Facility**

Mr. Kerry Illes from Illes Architects stated he was also present to represent the Blakslee Park Township Maintenance Facility. He stated the drawing before the Commission this evening was very similar to the one originally approved in 2004. The only difference is this proposed building was 12,000-sq. ft. and the original building was just slightly larger. The salt storage facility is the same size as previously proposed. Mr. Illes stated the entire facility would be enclosed into a compound to prevent vandalism. In front is a parking lot for the maintenance facility and the war memorial was proposed to be located in front of it. The building has been designed so that it could accommodate an expansion in the future if necessary and is proposed to have 13 bays.

Mr. Jarrett asked about drainage issues of the bay regarding the removal of oil etc. Mr. Illes stated that there would be an oil receptor installed. He added the Township would contract with a service to remove the oil but did not feel that would be an issue as this was not an automotive repair shop and removal of such materials should be minimal.

There was talk about a dumpster being installed. Mr. Illes stated that if the Township wants a trash enclosure they would accommodate. Trustee Huffman did not feel that would be necessary, at least not at this time.

Mrs. Gardner made a motion to approve the site plan for the Township maintenance facility and salt storage facility for Blakeslee Park as presented. It was second by Mr. Williams.

ROLL CALL-Gardner-yes, Williams-yes, Overmyer-yes, Jarrett-yes, Strogin-yes.

**Signet Healthplex Medina -3814-3870 Medina Rd.(ingress/egress of backland in Montville Township.**

Mr. Alan Gribble with Signet Enterprises and Mr. Bob Diamond from Ohio State Realty represented Signet Healthplex. Mr. Gribble stated that Signet Healthplex has an option to purchase the property in question. Chair Strogin stated the front portion of the property in question is located in Medina Township. The access and the location of the sign would be in Medina Township and the rest of the land is in Montville Township. The Commission therefore would not really be responsible for reviewing the site plan because the land the buildings will be located on will be in Montville Township.

Mr. Gribble continued that there were three parcels in Medina Township, two owned by Dannelly's and one owned by Synchronicity Investments. Chair Strogin stated that this was the property that Pat Catan's was going to relocate to <sup>next</sup> ~~is across from~~ the Russell Park property. Chair Strogin stated that on the site plan that was approved for Pat Catan's it showed two cut throughs so if the backland gets developed there would be another means of ingress/egress. Mr. Gribble stated this would be a medical complex. The building

closest to the road would be medical offices with a surgical facility. The second building would be a physical therapy/fitness center with additional office space. At this time a hospital affiliation has yet to be determined.

Mr. Gribble stated that they were in the process of providing a traffic study per ODOT's request. Chair Strogin asked about turning lanes and would ODOT give them a right in right out only lane. Mr. Gribble stated what has been discussed with ODOT was a right in turn lane coming east bound on Rt. 18 and a left turn lane striped off in the center of Rt. 18 as well. Another traffic signal did not seem likely due to the close proximity between the existing traffic signals on Rt. 18.

Mrs. Gardner asked about the cross over access requested previously between the two properties because there was only one way to get into this complex. Chair Strogin stated that was indicated on the Pat Catan's site plan and the Zoning Inspector in Montville Township, Ms. Judy Emrick was in agreement that it should be there as well. Chair Strogin continued that if the Russell property in the rear develops as proposed as office buildings, and this property moves forward as planned, there would need to be more than one means of ingress/egress for emergency purposes. Chair Strogin stated the Township originally wanted two means because the proposed use was to be retail (Pat Catan's) but there should at least be one with an easement where another opening could be made in the rear because the property is so deep; that if circumstances change there is the ability for another means of ingress/egress for safety purposes.

Mrs. Gardner stated it appeared the Medina/Montville Township line ran through the proposed building in front. Mr. Gribble stated it was actually only the canopy of the building. Chair Strogin stated she understood, but the canopy is still considered part of the building and asked if that could be moved back over the line. Mr. Gribble stated it could probably be accommodated but they were trying to deal with the topography in the back of the site in Montville Twp. The flattest piece of the site is where the building is currently proposed. They also wanted to provide the most visibility for this complex coming both eastbound and westbound on Rt. 18. Chair Strogin stated that this is a destination site and not an impulse reaction, in that individuals will be referred to this complex and know where they have to go and not just be driving down the road and decide to stop into this medical complex. Mr. Gribble stated he understood that, but for first time patients they wanted to be as visible and accessible as possible. Chair Strogin stated it was not good policy or business practice to have a facility with a line running through it in both jurisdictions. A setback variance may need to be requested in Montville Township, but that made more business sense than having a small portion of the building in Medina Twp. and the rest of the complex in Montville Twp. Mr. Gribble stated they would be meeting with Montville Twp. next week. Chair Strogin stated that they would need to come back to Medina Twp. to have the signage approved, as the location of the sign would be in Medina Twp.

Alternate member Robert Erickson stated that he recalled that when this site was being proposed for Pat Catan's the Medina Twp. Fire Dept. requested that there be a guardrail or some type of large landscape screening be placed along the west side of the driveway to prevent someone from sliding into the retention pond. Mr. Gribble stated he concurred and not only would there be a barrier, but sufficient landscaping incorporated as well.

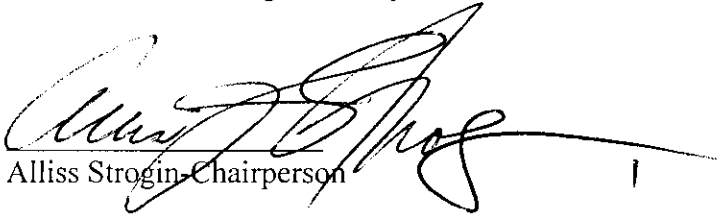
Mr. Jarrett made a motion to approve the ingress/egress of the backland in MontvilleTwp. Presented by Healthplex as presented with the modification  
Relocated pond on east side of property at entrance  
Provide initially one means of ingress/egress to the adjacent Russell property with a location further south for a potential second means of ingress/egress if needed  
The building, including the canopy be moved to be entirely located on Montville Twp. property. It was second by Mr. Overmyer.  
ROLL CALL-Jarrett-yes, Overmyer-yes, Gardner-yes, Williams-yes, Strogin-yes.

Mr. Gribble stated those adjustments would be made before they appeared before the Trustees on October 4, 2007.

Having no further business before the Board, the meeting was officially adjourned at 9:10 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin-Chairperson