

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
MAY 15, 2007**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. Board members, Overmyer, Gardner, Jarrett, Williams and Strogin were present. Alternates Ken DeMichael and Robert Erickson were also in attendance.

The Zoning Commission minutes to the April 17, 2007 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on May 31, 2007 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

SITE PLANS

The Hoffman Group (build out)-5000 Foote Rd.

Mr. Dennis Need a partner in the firm represented the Hoffman Group. Mr. Need stated that they would be completing the interior build out of third floor of The Hoffman Group building to consist of 3,300 sq. ft. It would compromise of three different offices, which would share a common conference room and bathroom facilities. Chair Strogin stated that when the exact businesses were known they would have to come before the Commission to have their use approved.

Mrs. Gardner made a motion to approve the site plan for the build out of The Hoffman Group located at 5000 Foote Rd. as presented. It was seconded by Mr. Jarrett.
ROLL CALL-Gardner-yes, Jarrett-yes, Overmyer-yes, Williams-yes, Strogin-yes.

Panini's-Plaza 71

Mr. Joe Hanna represented Panini's. This restaurant would be located in Plaza 71 and would consist of 6,600 sq. ft. Mr. Hanna stated he would be bringing a liquor license in as there was none available in the Township. Chair Strogin stated that the Trustees dealt with the liquor license issue and the Zoning Commission reviews the use and sends its recommendation to the Township Trustees. Mr. Hanna stated he would be taking Hunan's old tenant space as well as two others that were vacant.

Mr. Williams made a motion to approve the use for Panini's located at 2767 Medina Rd. (Plaza 71) as presented. There is no signage approved at this time. It was seconded by Mrs. Gardner.
ROLL CALL-Williams-yes, Gardner-yes, Jarrett-yes, Overmyer-yes, Strogin-yes.

Buehler's-3626 Medina Rd.

Chair Strogin gave a brief explanation as to why Buehler's was before the Commission this evening. She began by stating that Medina Township did own a sliver of property on

the other side of Rt. 18 in front of Buchler's and that actually Buehler's sign was located on Medina Township property even though 99% of this business was located in Montville Township. A joint meeting took place between the two Townships regarding this proposed development of the Buehler's site.

Ms. Yamilet Fleming and Mr. Mark Moore from DiMaio Architects represented Buehler's. They stated they were seeking a mixed-use commercial development on the existing Buehler's parcel. They were seeking an access drive in alignment with Reserve Commons. A traffic study was submitted to ODOT and they should have their comments submitted by next week. Mr. Moore stated they were seeking approval from ODOT for a traffic light but right now on their plans they were proposing a right turn lane and a straight and left turn lane. He added they were approximately 800 ft. from the existing light at Buehler's and 800 ft. from the existing light at River Styx. He added that if they do not get approval for a light, they will have a center aisle turn lane though they hoped not to be restricted to a right in/right out only.

Ms. Fleming stated that they were looking to incorporate two restaurants on the site yet to be named. She added she believed National City Bank would be one of the tenants in the complex and potentially a gas station that would offer fuel perks such as Get Go does in conjunction with Giant Eagle. Mr. Moore stated that the proposed tenants felt strong about getting a traffic light and a separate entrance. Stop signs would be incorporated internally on the site for pedestrian traffic as well as for cohesive vehicular traffic flow.

Chair Strogin asked if Montville has approved the site plan. Mr. Moore stated they were before Montville Township for Preliminary Site Plan approval at this time. They would be back before Montville on June 13th. A conditional use request has been submitted to Montville Township for a drive-thru bank (National City). Some of the other tenants proposed would also have drive-thru's as part of their operation.

Chair Strogin went through some of the comments received from the various agencies that have reviewed this site plan on behalf of Montville Township regarding parking, landscaping, cross access, etc. (see file).

Mr. Jarrett brought up the number of trash receptacles, amount of handicapped parking provided. Mr. Moore stated that all of those items will be addressed with Montville Township at a later date. Mr. Overmyer asked if the lights could be synchronized to prevent unnecessary stacking and traffic flow issues. Mr. Moore stated that would probably be in the hands of ODOT.

Regarding the proposed gas station, Chair Strogin stated that Montville Township Zoning Inspector Judy Emerick suggested eliminating one of the drives for the gas station and constructing a side walk with landscaping to provide somewhere for pedestrians to walk after crossing the highway. The Montville Twp. Zoning Commission discussed widening

the sidewalks in front of the buildings and adding landscaping and possible sitting areas. Mr. Moore stated they did comply with that suggestion.

The Commission then discussed the issue of signage. Mr. Moore stated the sign they were proposing would be located in Medina Township but added that Mr. Scott Buehler said when he submitted their original sign they did have a sign off by Medina Twp. to let Montville Twp. be responsible for the sign. Chair Strogin stated that sign has been around for 20 yrs. She continued that Montville Twp. Zoning Inspector Judy Emerick spoke with one of the current Montville Twp. trustees, Mr. Ron Bischof who stated there was a "gentleman's agreement" back then to let the sign be handled by Montville Twp. Chair Strogin stated that she could not correct what happened in the past, but any signage that was located in Medina Township would need to be approved by Medina Township. Chair Strogin added that she would appreciate whatever documentation Mr. Buehler had about the signs forwarded to Medina Township for the file.

Mr. Moore stated the sign for the "development" would reflect the name, "The Shoppes at River Styx". They would like to be able to have 3-4 of the larger tenant's names under the name of the complex. Interior signage approval would be applied for by Montville Twp. to address the other tenants. Chair Strogin stated that Medina Twp. allows for identification signs that can be 75-sq. ft. in size and no taller than 25 ft. in height.

Mrs. Gardner made a motion to approve the proposed ingress/egress for The Shoppes at River Styx to be developed on the remaining Buehler's parcel on Medina Rd. as submitted. It was seconded by Mr. Jarrett.

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

Russell Park-identification sign-3848 Medina Rd.

No one was present to represent Russell Park.

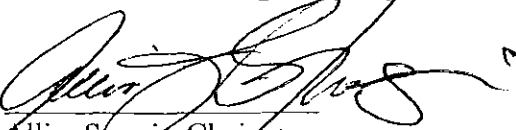
Mr. Williams made a motion to table the identification sign for Russell Park due to lack of representation. It was seconded by Mrs. Gardner.

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

Having no further business before the Board, the meeting was officially adjourned at 8:28 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



Alliss Strogin-Chairperson