

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
JUNE 19, 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, Williams, and Strogin were present.

The Zoning Commission minutes to the May 15, 2007 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on June 27, 2007 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

Chair Strogin stated that in May there were 43 zoning permits written-7.886 million dollars in value. Total fees collected \$6,035.00

**CONTINUANCES**

**Russell Park-identification sign-3848 Medina Rd.**

No one was present at last months meeting to represent Russell Park, therefore, the request was tabled. Chair Strogin gave a brief history. Mr. Russell was granted a variance for a sign on the clock tower for Rusell Park located at 3848 Medina Rd. The stipulation when the variance was granted was that Russell Park could have a sign on the clock tower in lieu of an identification sign. However, as Mr. Russell has gained tenants in the building they preferred to have an identification sign. Therefore, at their May hearing date on May 16, 2007, the BZA passed a motion to rescind the variance granted for the second wall sign to be located on the clock tower made on August 16, 2006 for Russell Park located at 3848 Medina Rd.

Mr. Russell stated he was present before the Commission this evening to get approval for an identification sign. The sign would be 7'10" x 9'6" and 20 ft. in height.

Chair Strogin stated that every new tenant that locates in the building must come in and get their use and signage approved to be placed on the identification sign.

Mr. Overmyer made a motion to approve an identification sign for Russell Park not to exceed 75-sq. ft. in size and 20 ft. in height as presented. This approval is for the construction of the identification only. Individual tenants must come in for approval. Applicant agrees to put in adequate landscaping around identification sign, which is to be located a minimum of 20 ft. from the road right of way. It was seconded by Mrs. Gardner. ROLL CALL-Overmyer-yes, Gardner-yes, Williams-yes, Strogin-yes.

**SITE PLANS**

**Schemrich Bros. signage request-2881 W. 130<sup>th</sup> St.**

Mr. Kevin Schemrich represented Schemrich Bros. He stated they were requesting a 6'x12' identification sign (72 sq. ft.) and 20 ft. in height. The sign will reflect the parent company and the stone yard.

Chair Strogin stated the sign presented looked like a pole sign, which was not permitted in the Township. There needed to be some type of box around it to make it more unlike a sign on a pole. Stone or some type of other building material. ZI Ridgely asked if the two lots had been combined yet? Mr.Schemrich stated no but they were going to be but the property owners have not been in town.

Mrs. Gardner made a motion to approve the identification sign for Schemrich Bros. not to exceed 72-sq. ft. in size and 20 ft. in height. Sign will also be enclosed at the base and to include landscaping. The sign would be located a minimum of 20 ft. from the road right of way. No sign will be issued until multiple lots are combined and proof of them being recorded as one parcel is submitted to the Township. It was seconded by Mr. Williams. ROLL CALL-Gardner-yes, Williams-yes, Overmyer-yes, Strogin-yes.

**Pat O'Brien Chevrolet South-3880 Pearl Rd. (site and sign)**

Mr. Pat O'Brien represented Pat O'Brien Chevrolet South. This auto sales/service operation would consist of a 4,160-sq. ft. sales area, a 9,401-sq. ft. body shop and a 13,300-sq. ft. service area for a total square footage of 26, 861 sq. ft. This consists of multiple parcels. Chair Strogin stated the six parcels compromising the former car dealership (Galluci Chevrolet) must be combined.

Mr. O'Brien stated there is a small sliver of property owned by Galluci that is now in a Trust due to the senior Galluci's death and the attorney is in Arizona. He added it would take some time to be able to complete this combination transaction. After some discussion, it was determined that five parcels could be combined immediately and one pending regarding estate issues that need to be resolved.

Mrs. Gardner made a motion to approve the change of use for Pat O' Brien Chevrolet South as presented. It was so noted that six individual parcels make up the former "Galluci Chevrolet". All five parcels will be combined into one parcel under the Pat O'Brien Chevrolet South at this time and there is one pending the resolve of estate issues that will also be part of the lot combination. It was seconded by Mr. Overmyer. ROLL CALL-Gardner-yes, Ovmery-yes, Williams-yes, Strogin-yes.

Ms. Amy Yelling from Ellet Neon sign represented Pat O'Brien's Chevrolet South signage request. ZI Ridgeley stated that a variance was granted July 14, 1994 by the BZA for the following:

"Old Building is now accessory building. Only sign to be on the building is the script "Gallucci" on front.

New building is now main building. Signage for the new building as per drawing dated 11/12/93 option #2. Total square footage of allowable signage on entire building is 208.2 sq. ft.

It is to be noted if any painted building window signage is done it is for a limited time of 10 days only then must be removed.”

Ms. Yelling stated they were seeking replacement of the wall and pole sign of this existing dealership. The new Pat O’Brien dealership will be replacing the current Galluci signage for primary identification purposes. The existing pole sign faces will not change, only text and graphics to be updated to the current GM logo standards. The existing wall signs will change, for every reading of “Galluci” they will be replaced with “Pat O’Brien”, which has less square footage. Also, the existing blue bowties will get new gold bowtie faces only to update-matching the new pole sign image. The existing Chevrolet letters will stay, with no updates needed. The height from grade to the bottom of the wall signs are approximately 14’8”.

Mrs. Gardner made a motion to approve the face replacement of the existing pole sign for Pat O’Brien Chevrolet South not to exceed 75.5-sq. ft. as presented. It was seconded by Mr. Overmyer.

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

Mr. Williams made a motion to approve the wall sign for Pat O’Brien Chevrolet South not to exceed 55-sq. ft. on the accessory building as presented. It was seconded by Mrs. Gardner.

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

Mr. Williams made a motion to approve the face replacement on the “new sales office building” not to exceed 183 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

**Signature Square-3725 Medina Rd.(identification sign)**

Mr. Greg Harris from Brilliant Electric Sign Co. represented Signature Square’s signage request.

Chair Strogin read for the record the minutes from the Zoning Commission’s April 17, 2007, which stated, “Mr. Greg Harris from Brilliant Electric Signs represented the signage request for Signature Square before the Commission. Mr. Harris stated they were requesting a 72.9 sq. ft. identification sign to replace the existing ground sign in order to identify all the tenants in the shopping plaza. Entrance would be shifted slightly to the east per ODOT. Chair Strogin asked that landscaping be incorporated with the sign. Mr. Harris stated he would pass that info along to the owner.

Mrs. Gardner stated the approval of the sign was just for the construction of the sign. The Board stated that the owner would need to come in before the Board for each of the individual tenants that would be placed on the sign. Mr. Harris stated he would like to request approval for the 6 tenants identified on the panels shown on the drawing this evening. The Board agreed and stated that any future tenants that want to be placed on the identification sign would need to come in for approval.

ZI Ridgely reiterated that the ground sign would need to be removed before the identification sign was erected.

Mr. Overmyer made a motion to approve the identification sign for Signature Square not to exceed 73 sq. ft. to include the 6 tenant panels per the drawing as submitted. The existing sign needs to be removed prior to the installation of the identification sign. Applicant has agreed to incorporate landscaping with the sign. It was seconded by Mr. Erickson.

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

Any future tenant panels (graphics) must be approved prior to installation.”

Mr. Harris stated he was present before the Board this evening to get approval for remaining tenants on the identification sign.

Mr.Overmyer made a motion to approve the identification sign for Signature Square to include 16 tenants panels to be located on the sign not to exceed 72.9-sq. ft. as presented. It was seconded by Mr. Williams.

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

**Second Sole Athletic Footware-5016 Grande Shops Ave.(wall sign)**

Mr. George Manos from Action Sign Inc. represented Second Sole Athletic Footware. The Commission approved the use of this business at their April 17, 2007 meeting. Second Sole would be locating in Retail Space J-4 of the outlot facing Home Depot in Medina Grande Shops. Frontage of this business is 25 ft.

Mr. Manos stated they were requesting a 32.5”x105” wall sign for a total of 23.69 sq. ft.

Mrs. Gardner made a motion to approve a wall sign for Second Sole Athletic Footware not to exceed 23.69-sq. ft. as presented. It was seconded by Mr. Williams.

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

**Bud’s Italian Bistro-2775 & 2777 Medina Rd. Plaza 71 site& sign**

Mr. James Keener from Unlimited Enterprise of Ohio represented Bud’s Italian Bistro. This business would consist of an Italian eatery and would be taking up two units in Plaza

71 for a total of 3,120-sq. ft. (formerly Tasty Tomato and the video store). Mr. Keener stated that they would be currently operating under a management agreement as Tasty Tomato until they are formally approved to operate as Bud's Italian Bistro.

Mrs. Gardner made a motion to approve the change of use from the Tasty Tomato to Bud's Italian Bistro to be located at 2775 and 2777 Medina Rd. Plaza 71 as presented. It was seconded by Mr. Overmyer.

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

Mr. Dave Sterrett from Medina Signs represented Bud's Italian Bistro's signage request. He stated they were proposing the refacing of the existing sign box to reflect Bud's Italian Bistro. The business can utilize the existing sign box regardless of its frontage. The size of the sign is 45 sq. ft. The linear frontage of this business is 39 ft.

Mr. Keener stated he would also be putting a panel on the existing identification sign. Chair Strogin stated Mr. Keener must apply for this signage. She suggested that some of the new businesses who are in the complex apply to be on the identification sign at one time, though individual requests can be made.

Mr. Williams made a motion to approve the refacing of the existing 45. sq. ft. existing sign box for Bud's Italian Bistro not to exceed 45 sq. ft. It was seconded by Mrs. Gardner. ROLL CALL-Williams-yes, Gardner-yes, Overmyer-yes, Strogin-yes.

**Cantina Per Vini-3571 Medina Rd. (site plan)**

Mr. Illes from Illes Architects represented Catina Per Vini. This restaurant is going into the former location of Raffine's in Reserve Commons. They want to put up a permanent partial awning consisting of 560-sq. ft. over the patio. This would be up all year round.

Mr. Overmyer made a motion to approve the permanent partial awning consisting of 560-sq. ft. for Cantina Per Vini as presented. It was seconded by Mr. Williams.

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

Trustee Todd questioned Section 605 I. 3. and asked if the awning was a sign? Chair Strogin stated because there is no verbage on the awning it was not a sign but a structure. It is a permanent awning so it was an extension of the structure and sits within the required setback. Trustee Todd stated he would not refer to it then as an awning as that was ambiguous as it makes one think it would fall under the regulations/definition for an awning.

Trustee Todd stated the Commission may want to clarify the ambiguity at a future workshop.

**North Ohio Heart Center-3443 Medina Rd. (site plan)**

Mr. Illes from Illes Architects represented North Ohio Heart Center. They are currently located at the corner of Rt. 18 and Victor Dr. The request before the Commission is for a change of use to occupy 6,000 sq. ft. in the former Bil Jac Building located on Shady Brook Run. The entire building would become a medical office building.

Mrs. Gardner made a motion to approve the change of use for North Ohio Heart Center as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Gardner-yes, Overmyer-yes, Williams-yes, Strogina-yes.

**Salon Artistry-2781 Medina Rd. Plaza 71. (site plan)**

Mr. Illes from Illes Architects represented Salon Artistry. This business would consist of a hair salon and would be locating in Plaza 71.

Mr. Williams made a motion to approve the change of use for Salon Artistry as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Williams-yes, Overmyer-yes, Gardner-yes, Strogina-yes.

Mr. Illes also was representing the signage request. He stated that they were requesting the business name to be placed within the existing sign box on the exterior wall consisting of 36 sq. ft. This business has of 24 linear frontage.

Mrs. Gardner made a motion to approve a wall sign to go into the existing sign box for Salon Artistry not to exceed 36-sq. ft. as presented. It was second by Mr. Overmyer.

ROLL CALL-Gardner-yes, Overmyer-yes, Williams-yes, Strogina-yes.

**Heartland Community Church- (site plan)**

Mr. Bryan Black and David Krebs from AODK, Inc. represented Heartland Community Church. Mr. Black stated they were proposing new construction of the Heartland Community Church facility consisting of 32, 444-sq. ft. on 42 acres located on Weymouth Rd.

Mr. Black stated they had 4200 ft. of frontage along Weymouth Rd. just before the intersection of South Weymouth Rd. south of Remsen Rd. east of Hamlin Rd. There are 3 existing gas wells on the site that are maintained for off site usage. There is an AT & T easement on the site as well. Currently the site is used as farmland. They were going to keep the site as natural as it currently is and use the existing trees as a natural landscape buffer and screen.

Mr. Black continued that they have a 40-ft. elevation change from the highest point to the lowest point on the site, which will act as a buffer as well. They have been talking with ODOT about a turning lane for the site. The building would consist of one floor only with no basement. There are plans right now for a 500 capacity seat auditorium that could be

expanded to 1200. There are 2 phases planned i.e. a wing that could come off the back and one that could come off the front but both would meet the setback requirements.

Regarding the landscaping, as stated before, they would keep as much of the natural vegetation and were going to focus the majority of landscaping around the building itself and within the parking area. They were also seeking approval for the location of the ground sign not the design.

Chair Strogin asked if the parking lot could be broken up more to include landscaping instead of just around the perimeter. Mr. Krebs stated every time they propose landscape islands in the parking area they seem to get ripped out by the plows. They have found that by keeping the landscaping at the end of the rows works better. With the topography change and the natural tree and vegetation buffer, the parking surface really would not be visible.

Chair Strogin stated she did not see any handicapped spaces marked. Mr. Krebs stated they would be with the submittal to the engineer. Chair Strogin stated the Township likes to see them on the plans submitted to them as well. Mr. Krebs responded, they had to provide 5 spaces by law. Chair Strogin stated that more spaces would be appreciated to be provided. Mr. Tom Kremshaw from Heartland Community Church interjected they would provide more handicapped spaces than the minimum required.

Chair Strogin stated that the dumpster location needed to be noted on the plan as well as the number and placement of the light poles. Mr. Black stated the dumpster would probably be located in the northeast corner of the building.

Chair Strogin asked if there would be a retention basin on the site. Mr. Black stated they have submitted documents to Ohio EPA for their storm water management. Based on the square footage of the hard surface on the lot, they are assuming something ought to be utilized, but the size and location have not yet been determined.

Chair Strogin asked if the recreational fields proposed were just for the Church's use or would they be open to the public. Mr. Krebs stated the proposed fields would be for the Church only.

Fire Chief Crumley stated one of the wells was shown to be where the proposed ball diamond will be located. Mr. Black stated the field would be moved. Chief Crumley continued that the Ohio Fire Code mentions the Fire Dept. having access around the building. He then asked if a driveway could extend off the parking lot to the north to access the rear of the site. This is a good idea because of the proposed pavilion and ball fields. Mr. Black asked if after a certain point could it be gravel or asphalt? Fire Chief Crumley stated he would look into that. Fire Chief Crumley then asked if the proposed

canopy on the building could be driven under? Mr. Black responded, the canopy was within the sidewalk limits so it would not be driven under.

Fire Chief Crumley continued that the building would need to be suppressed so a hydrant will be required. Fire Chief Crumley stated he would check the code to see then if the driveway would have to be provided if the building would be suppressed. Mr. Black responded that the pavilion and ball fields would be phase 2 of the project, but would meet with the Fire Chief on what would be required.

Regarding the lighting, Mr. Krebs stated they would put in cut off shields and all the lighting would face the inside of the property. Chair Strogin stated the lighting would need to be shown on the plan.

Chair Strogin asked if there had been any traffic reports done regarding the proposed turn lane. Mr. Black stated that there was a report done in 2004, but ODOT will let them know what will be required in regards to the turning lane/deacceleration lane into the facility. Right now they were working with ODOT on this.

Regarding the interior, Mr. Black stated there would be an administrative wing in the front of the building, a youth space ("the garage"), adult classrooms, a fellowship hall and a café seating area not only for service but a place to socialize as well as a preschool/kindergarten area during services.

Chair Strogin stated there were two parcels that make up this site which would need to be combined before any permits would be issued.

Mr. Overmyer made a motion to approve the site plan for the construction of Heartland Community Church to be located on Weymouth Rd. An updated revised site plan showing the number and location of lighting, dumpster enclosure location, number, and placement of handicapped spaces as well the driveway location for fire and safety access if required will need to be submitted to the Trustees for their review and approval. Approval is also contingent on combining the two parcels into one parcel in the churches name. No permits will be issued until proof is submitted that lots have been combined to the Township. It was seconded by Mr. Williams.

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

Having no further business before the Board, the meeting was officially adjourned at 9:45 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary





Alliss Strogin-Chairperson