


**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS** 
**REGULAR MEETING
JULY 17, 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, and Strogin were present.

The Zoning Commission minutes to the June 19, 2007 meeting were tabled for approval until next month. The Trustees have scheduled site plan reviews to be heard on July 26, 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 June there were 17 zoning permits written-Almost 2 million dollars in value. Total fees collected \$2,300.00. At the half way point of the year, the zoning office appears to be close to what was written last year and may possibly surpass last years totals.

SITE PLANS

Medina Laser Car Wash-3277 Medina Rd.

Mr. Anthony Cerny from Architectural Design Studios represented Medina Laser Car Wash. Mr. Cerny stated the facility is located on the north side of Medina Rd. between River Styx and I-71. The existing building has three typical wand-type wash bays, two wash bays, two automatic wash bays, and one enclosed equipment room bay. They are proposing to expand one existing bay to accommodate a new automatic wash system.

The site will remain predominantly unaltered with minor modifications to coordinate with bay expansion. A new payment machine island will be included south of the addition. The new island will replace an existing vacuum station and the corresponding existing pole light will be relocated.

The existing car wash is a split face masonry building with a flat roof and a metal fascia. We propose to remove the metal fascia and install a new gable roof structure. The new roof will have asphalt shingles with metal siding below. Existing building mounted light fixtures will remain. The east end of the building is leased by Valvoline Oil and there will be no change to this portion of the building at this time.

The proposed site will allow the owner to incorporate equipment necessary to remain a viable self serve car wash and we believe the modifications will improve the overall appearance of the existing facility.

ZI Ridgely stated a variance was granted in May of 2006 for an 18-ft. front yard setback variance for Medina Laser Car Wash to have an 82-ft. front yard depth due to the widening of Rt. 18.

There was then discussion about the existing landscaping. Chair Strogin stated she would like to see additional landscaping as well as an upgrading of the existing landscaping especially around the sign and building. Chair Strogin also mentioned the possibility of incorporating a rain garden in the retention basin area. Mr. Cerny stated he did not know if the suggestions for the retention basin were possible, but would take those comments into consideration.

Chair Strogin stated that one board member that could not be present this evening, submitted his comments on the site plans before the Commission this evening. He questioned the stacking situation. His comments stated that, "there is heavy traffic off S.R. 18. My concern is a potential "pinch" point in traffic. Example-existing easterly bay has about 110' or car stacking for about 6 cars. The existing westerly bay has 100', which is about 5 cars. The proposed bay has only 60' or 3 car stacking. Which bay will you wait for? Mr. Cerny responded that was one of the reasons they wanted to put in an automatic wash bay to eliminate stacking issues at the other bays.

Mr. Overmyer made a motion to approve the expansion of an additional automatic wash bay for Medina Laser Car Wash. Additional landscaping to be incorporated and current landscaping updated and maintained especially around the sign and building. It was seconded by Mr. Jarrett.

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

Zeppe's Pizza-3705 Medina Rd.

Mr. Vince Romito, Chief Financial Officer represented Zeppe's Pizza. They would be going into the outbuilding located in Signature Square. This site would consist of approximately 1,655 sq. ft. This facility would be for pick up/delivery only.

Mrs. Gardner made a motion to approve the change of use for Zeppe's Pizza as submitted. It was seconded by Mr. Overmyer.

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

Mr. Jerry Peskin from Peskin Signs represented Zeppe's Pizza. The store frontage is 30 linear feet. The proposed sign is 25 sq. ft. The sign would reflect the name Zeppe's and not Zeppe's Pizzeria.

Mr. Overmyer made a motion to approve the wall sign for Zeppe's Pizza not to exceed 26-sq. ft. as presented. It was seconded by Mr. Jarrett.

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

Maibach's Home Furnishings 5001-5003 Grande Shops Ave. Units D-1 & D-2

Ms. Dawn Rowan from Zaremba Group represented Maibach's. Maibach's existing location is in Sterling, which would remain. Maibach has been in operation since 1905. They would now also be locating in unit D-1 and D-2 of Medina Grande Shoppes.

Mrs. Gardner motion to approve the site plan for Maibach's Home Furnishings to be located in units D-1 and D-2 (5001-5003 Grande Shops Ave.) of Medina Grande Shoppes as presented. It was seconded by Mr. Jarrett.

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

Quest Diagnostics-5010 Grande Shops Ave. Unit J-1

Ms. Dawn Rowan from Zaremba Group represented Quest Diagnostics. They would be locating in Retail Space J-1. It would be a laboratory testing facility. Proper disposal of hazardous materials would be contracted out for pick up and removal.

Mr. Overmyer made a motion to approve the use for Quest Diagnostics to be located in Retail space J-1 on Grande Shops Ave. of Medina Grande Shoppes as presented. It was seconded by Mrs. Gardner.

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

Crystal Clinic-3645 Medina Rd.

Mr. Terry Repak, Director of Architecture for Dellangese Construction Co. represented Crystal Clinic. They would be doing interior remodeling of this building to accommodate this use which was located at the corner of Medina and Victor Rd. They would also be redoing the parking lot striping and the entrance curbing. Mr. Repak stated that this facility would provide examinations of muscular skeletal issues, physical therapy/rehabilitation and x-rays.

Chair Strogin questioned the size of the handicapped spaces provided. Mr. Repak stated the handicapped spaces had to be 8-ft. wide but also have a 5-ft. access aisle on either side so they actually had a space of 13 ft. There would be 4 handicapped spaces.

Mr. Overmyer made a motion to approve the change of use for Crystal Clinic as presented. It was seconded by Mrs. Gardner.

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

Wal-Mart SuperCenter-4141 Pearl Rd.

Mr. Russell Henestoffel from EMH & T and Mr. Larry Olman from Raymond Harris Architects represented Wal-Mart and Kohl's Dept. store. Chair Strogin stated she and the Zoning Inspectors have meet with the representatives for Wal-Mart over the last 6-9 months regarding the proposal before the Commission this evening. Wal-Mart owned the green grass area between Wal-Mart and Kohl's and they previously received a variance for expansion into that area. Wal-Mart has received several variances for their

operation in February of 1992. Chair Strogin produced a set of those meeting minutes to use as a reference this evening. (See file)

Mr. Honestoffel stated that this Wal-Mart would become a Wal-Mart Super Center and add 30,000-sq. ft. of grocery space. The general merchandise area will remain relatively the same in square footage as well as the existing Tire & Lube. The garden center will go through a rehab, which will consist of an indoor covered structure and an outdoor screened area. The garden center will remain approximately the same size. The outdoor seasonal area will be downsized from what it is currently. Racking will be incorporated along the perimeter of the fence to keep the mulch and pavers off the parking lot and within the fenced area.

Mr. Honestoffel stated that with this proposal, they would be constructing approximately 8 ft. away from Kohl's. Because of this, they would be constructing an enclosed corridor to allow the egress doors from Kohl's to get out and away from the building. They would be suppressing the building and putting up firewalls and were currently working with the County Building Dept on this issue. They were also working with the Township Fire Dept. as well.

Mr. Honestoffel continued that due to the age and conditions of the existing parking lot, they would also be removing the existing asphalt and curbing, as well as redoing the existing landscaping and adding additional landscaping. The 28 trees shown to be removed would be relocated on the site.

Mrs. Gardner asked about the traffic flow and brought up the cut through behind Applebee's. Mr. Honestoffel stated they would cut off that passage in order to maintain traffic flow.

Chair Strogin asked about additional landscaping being incorporated in the parking lot. Mr. Honestoffel stated that there was a recorded agreement that a certain number of parking spaces would be provided and maintained for each tenant in that shopping complex (Kohl's, Wal-Mart, DIY etc.) and right now they were at that number. Chair Strogin stated there would be sidewalks along Jefferson St. and along Rt. 42 and the Trustees would be approaching Applebee's and the bank to do their part and connect the sidewalks.

Mr. Honestoffel stated they been in discussions with Ohio EPA regarding their storm water management, and would probably be putting in a bio filter basin for the new parking lot area. Mr. Jarrett asked if there was a maintenance agreement for the basin. Mr. Honestoffel stated yes there would be a maintenance program implemented.

Chair Strogin stated that DIY and Kohl's received variances for 0 lot lines so the buildings were flush. There was still a separation between Kohl's and Wal-Mart. Wal-

Mart contacted Kohl's and purchased that small area. If Wal-Mart goes flush to Kohl's it takes away some emergency exits so that was the reasoning behind the 8-ft. corridor. However in order to do that, Wal-Mart will need to have a 0-lot line approved and will need to go before the Board of Zoning Appeals for a variance.

Mr. Honestoffel stated the corridor would have emergency lighting and exit doors on both ends that will only allow individuals out of it in case of an emergency.

Regarding landscaping, Mr. Honestoffel stated they would incorporate landscaping along the front edge of the building of the expansion area. Chair Strogin suggested landscaping be incorporated on the whole building not just the expansion. Mr. Honestoffel stated because of the egress corridors they could not meet the standard of providing 50% of landscaping across the front. Chair Strogin highly suggested more landscaping on the site and not just in front of the garden center.

The Board then discussed the height of the pole lighting. Chair Strogin stated that a variance was granted for 30 ft. in February 1992. After much discussion, a letter was produced by the ZI Ridgely which stated that the BZA granted a variance the next month (March 3, 1992) for the height of the light poles to be 40 ft.

Chair Strogin then read the fax from ODOT dated July 17, 2007 (see file). In sum, ODOT states that, "in order to determine whether access to US 42 is justified and to determine whether additional roadway improvements are needed on US 42 to alleviate the development generated traffic, we have requested a traffic impact study from Wal-Mart....As of this date we have not yet received the traffic impact study for Wal-Mart Supercenter." Mr. Honestoffel stated that a traffic impact study is almost complete and will be submitted to ODOT.

Mr. Honestoffel continued that in the rear of the building there are two recycling enclosures for pallets etc. It will be enclosed by masonry walls on three sides. There are 7 trees that will be removed and replaced accordingly. They would also be adding more trees for denser screening of that area as well.

Mr. Honestoffel went on to state that they would be adding a smoking break room area on the north side of the building, which would be located in the setback. Because the area has a cover over it, could be screened and has electricity running to it, the Zoning Inspector's have deemed it a structure. Chair Strogin stated that was correct and therefore they would need to seek another variance request for the building setback before the Board of Zoning Appeals.

Mr. Overmyer made a motion to deny the approval of the site plan for Wal-Mart Super Center as presented due to failure to meet the required side yard setback of 15 ft. on the north side of the building and failure to meet the 80 ft. setback requirement from

Jefferson St. to accommodate the smoking break room area. It was seconded by Mr. Jarrett.

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

The Board then went on to discuss the signage request. ZI Ridgley stated that Wal-Mart currently has 354-sq. ft. of signage. Mr. Olman from Raymond Harris Architects stated that the original calculations of the signage request before the Board this evening was 960 sq. ft. However after further review, the actual figure was closer to a little over 1,000 sq. ft. This signage request is in addition to the existing pylon sign (100-sq. ft.) which would just have a face panel change. Chair Strogin read from BZA minutes about signage granted to Wal-Mart. (see file).

Mr. Olman then presented the standard Wal-Mart Super Center signage package. He added that some of the signs were there currently and the bulk of the new signage would be above the two vestibules distinguishing the grocery and the retail. There would also be ancillary signs for the grocery vestibule, which will read, "Bakery, Deli, Meat and Produce. The "Always" and "Lower Prices" would also be additional signage above the vestibules.

Chair Strogin stated that if much of the existing signage was remaining, how could the new signage request be so large? Mr. Honestoffel stated he too questioned why the signage request was so large and how the existing signs were measured.

Mrs. Gardner stated she questioned the statement made by Mr. Olman that this was Wal-Mart's standard sign package as she googled Wal-Mart signs and found three different Wal-Mart locations with three different signage packages. Mr. Olman responded that the signage package presented this evening was the signage Wal-Mart would like to have on its Super Center stores but they don't always get it. Mrs. Gardner stated that the amount of signage presented in those communities was not what was being presented this evening. Mr. Olman stated the difference could be based on how the communities measure their signs i.e. sometimes they do boxes or individual letters, etc. It is hard to say how they calculated the signage in those communities. Mrs. Gardner added that the signage requests in those particular communities by Wal-Mart was turned down and smaller or less signs permitted. The Board stated that they did not feel the ancillary signage above the vestibules especially the grocery vestibule, was really needed, as grocery was pretty self-explanatory.

After much discussion it was decided that the Commission wanted verification of the signs currently on the building in terms of number and size.

Mr. Overmyer made a motion to deny the signage request for the Wal-Mart Super Center as the size of the signage being requested exceeds what is permitted by the Zoning Resolution (proposed signage-1,030 sq. ft.) as presented. It was second by Mrs. Gardner.

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

Having no further business before the Board, the meeting was officially adjourned at 9:15 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



Alliss Strogin-Chairperson