

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL MEETING
JANUARY 16, 2007**

Acting Chairperson Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:35 p.m. All Board members were in attendance except for Mr. Griffith. Mr. Ray Jarrett sat in for a full Board.

ORGANIZATIONAL MEETING

Election of Officers

Secretary Ferencz called for nominations for Chairperson.

Mrs. Gardner made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2007. It was second by Mr. Williams. The nominations were closed.

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

Chair Strogin then called for nominations for Vice Chairperson.

Mr. Williams made a motion to nominate Mrs. Gardner as Vice Chairperson of the Zoning Commission for the calendar year 2007. It was second by Mr. Jarrett. The nominations were closed.

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

Set hearing dates/Confirm hearing posting

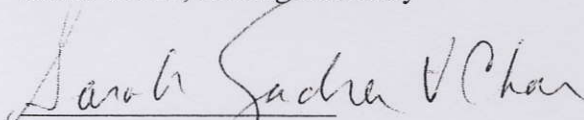
The Commission stated that they would continue to meet on the 3rd Tuesday of the month at 7:30. Posting of the meeting would be placed on the Town hall marquee.

Chair Strogin recapped the volume of business taken in by the Zoning Department. A total of 252 zoning permits were issued in 2006 for a total fee collected of \$43,096. There were 53 new home permits-39 single family. The average cost of a single-family in Medina Township was \$393,855. There were 14 cluster units with an average cost of \$192,000. There were 41 commercial zoning permits issued in the amount of \$6,482,120. There were 89 sign permits for a total of \$252.00. In 2005 there were 189 permits issued and 2004 there were 200 permits.

The organizational meeting was officially closed at 7:38 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


-Alliss Strogin Chairperson

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JANUARY 16, 2007**

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

The Zoning Commission minutes to the December 19, 2006 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on January 25, 2007 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

SITE PLANS

Labcorp-5041 Victor Dr.

Mr. Ryan McNeill represented Dr. Jain on behalf of the business Labcorp. This business would consist of blood drawing and testing for insurance companies.

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

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

Mr. McNeill stated they were also requesting a 4 sq. ft. panel sign to be placed on the existing pole sign.

Mr. Overmyer made a motion to approve a 4 sq. ft. panel sign to be located on the existing pole sign as presented. It was seconded by Mr. Jarrett.

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

Merrill Lynch-4018 Medina Rd.

Mr. Russell Kalina from Adams Signs represented the signage request for Merrill Lynch. The request is for an addition to the existing ground sign at Third Federal Building located at the corner of Foote Rd. and Rt. 18, to accommodate the name Merrill Lynch. Mr. Kalina stated they would raise the ground sign 24 inches and install a 22 inch by 8 ft. cabinet at the bottom to accommodate Merrill Lynch. All the other business names on the sign would then be moved up as a result.

Mr. Kalina stated this sign was approved back in 2000. The height of the sign currently is 8 ft. There was to be some ornamental tops that were going to be put on the sign but that did not occur so now they were going to raise the height of the sign to 10 ft. Chair Strogin stated the application stated the height to be at 12 ft. Mr. Kalina stated the reason for that is they went off the old permit that was issued which stated the height to be 10 ft. but

when they went out to measure the sign to apply to the Commission for the request before the board this evening the sign is really only 8 ft. in height.

Chair Strogin stated the regulations for a ground sign is 32 sq. ft. and 10 ft. in height. The Township also permits an identification sign, which allows for more square footage and more in height. She added that if the sign was going to be 12 ft. in height she suggested that this sign just be modified to be an identification sign instead of a ground sign. Mr. Kalina stated he would have to move the sign 5-ft. to meet the requirement for an identification sign to be 20 ft. from the road right of way and they do not want to do that. Also, Mr. Kalina stated the panel size for the addition of Merrill Lynch's name would be 14.87 sq. ft. The overall size of the sign (minus time and temperature) would be 40.8 sq. ft. and 10 ft. in height. Chair Strogin also asked that landscaping be incorporated around the sign. Mr. Kalina stated they would comply with that request. Chair Strogin stated that Mr. Kalina was scheduled to go before the BZA tomorrow evening and asked that the sign reflect the accurate figures in terms of size and height being requested.

Mrs. Gardner made a motion to deny the addition of the panel for Merrill Lynch as presented as the ground sign would exceed the square footage permitted per the Medina Township zoning regulations under Section 605 H. Ground Signs. It was seconded by Mr. Williams.

ROLL CALL-Gardner-yes, Williams-yes, Jarrett-yes, Overmyer-yes, Strogin-yes.
It is so noted the applicant has agreed to add landscaping to the base of the sign.

Fabric Obsessions-3725 Medina Rd.

Mr. James Briola from Northcoast Sign and Lighting represented Fabric Obsessions. This business would be going into Signature Square. This business will consist of clothing and sewing supplies.

Mr. Jarrett made a motion to approve the existing/change of use request for Fabric Obsessions as presented. It seconded by Mrs. Gardner.

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

Mr. Briola stated they were also present this evening to request a 24 sq. ft. wall sign. This business has 24 linear feet of frontage.

Mr. Williams made a motion to approve the wall sign for Fabric Obsessions not to exceed 24-sq. ft. as presented. It seconded by Mr. Overmyer.

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

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Mr. Jarrett made a motion to approve the existing/change of use request for Fabric Obsessions as presented. It seconded by Mrs. Gardner.

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

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Mr. Williams made a motion to approve the wall sign for Fabric Obsessions not to exceed 24-sq. ft. as presented. It seconded by Mr. Overmyer.

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

green space between the building and the parking lots allowing for more landscaping along the exposed faces of the buildings and allows for a longer walk to transition the grades between the parking and the buildings. Mr. Cerny added that they also adjusted the location of the eastern entrances for the phase 1 and phase 2 buildings to better address the available parking. In the previous plan, a substantial amount of the overall project fronted on the space between the three phases, creating a shortage of easily accessed parking for these suites.

Chair Strogin asked if all the setbacks were still being met. Mr. Cerny stated yes. Chair Strogin asked if the landscape plan submitted previously was still applicable. Mr. Cerny stated no, they were still working on the landscape plan but when completed it would be submitted to the Township.

ZI Ridgely asked if one dumpster was adequate. Mr. Cerny stated that the phase 1 building would make use of the existing dumpster of the Western Reserve Office Park. The other building will have another dumpster. Both dumpsters will be inside the same enclosure. Mr. Cerny stated they felt two dumpsters would be adequate for the facility.

Mr. Jarrett asked about the clearance of the covered walkway between the two buildings. Cerny stated he anticipated it would be 12 ft. Chair Strogin stated she hoped it was tall enough for fire and safety equipment. Mr. Cerny stated he would speak with Chief Crumley about the clearance of the canopy and the location of the fire hydrant. Chair Strogin stated that a lighting plan also needed to be submitted and that the light poles could not exceed 20 ft. in height. Mr. Cerny stated they would submit a lighting plan and would meet the code accordingly.

Chair Strogin stated that any motion made by the Board needed to address the items required in the previous motion on when the original site plan was approved on April 18, 2006, which still needed to be met and any new requirements the Board may make this evening. Chair Strogin stated that the declarations and covenants also needed to be submitted reviewed and approved by the Township and the Medina Township Pros. Office.

Chief Crumley stated that the location of the fire hydrant needed to be so noted and the height of the canopy has to be adequate for safety vehicles to pass under. Regarding the fire trucks, they still had plenty of access around the building.

Mr. Overmyer made a motion to approve the revised site plan for the construction Western Reserve North to consist of 3 buildings approximately 57,000-sq. ft. based on the following:

1. Lighting poles not to exceed 20 ft. in height
2. Mounding and proper landscaping be placed on the eastern and northern boundaries of

said property

3. Deed Restrictions and Declarations and Covenants drafted that address dumpster access, shared access to driveway, access to the property to the south of the Western Reserve Complex and assign responsibility for landscaping and other maintenance.
4. This approval is contingent upon the lot split and the acquisition of 45 ft. at the southern boundary and the replatting of the plot before any zoning permits are issued.
5. Location of Fire Hydrant to be shown on Plan
6. Indicate height of canopy connecting buildings labeled 2A and 2B on Plan
7. Applicant is to contact LST to make sure clearance is adequate for safety vehicle access.

It was seconded by Mrs. Gardner.

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

Mr. Cerny stated he was also before the Commission to request a tenant identification sign to consist of 74.75 sq. ft. to be located on the northern lot. This sign is a replication of the sign currently existing Western Reserve Office Complex.

Mr. Williams made a motion to approve the identification sign for Western Reserve North not to exceed 75-sq. ft. as presented. It was seconded by Mrs. Gardner.

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

Mr. Cerny added that he was also requesting 16 portico signs to be 16 sq. ft. each for a total of 256 sq. feet of signage. Each sign would be placed above the entrance of each building. There are 5 entrances on the first building and 11 on the second building. There would be 80 square feet of signage on the south and 176 square feet of signage on the north. These wall signs are proposed to be the same as on the existing Western Reserve Buildings.

Mrs. Gardner made a motion to deny the 16 portico signs each sign to be 16 sq. ft. as the signs exceed the sign requirements of Section 605 C. as presented. It was seconded by Mr. Jarrett.

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

HR Block-2779 Medina Rd. Plaza 71

Ms. Lisa Norstrom from LAN Enterprises Inc. represented HR Block. The signage request was tabled last month by the Commission because the applicant did not have their use approved. Ms. Norstrom stated she did not know the procedure, but was present this evening to answer any questions the Commission may have.

Mrs. Gardner made a motion to approve the use for HR Block to be located in Plaza 71 as submitted. It was seconded by Mr. Overmyer.

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

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Ms. Nordstrom stated they were also requesting a 20 sq. ft. wall sign. This business has 21 linear frontage.

Mrs. Gardner made a motion to approve a wall sign for HR Block not to exceed 20-sq. ft. as presented. It was seconded by Mr. Williams.

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

Advanced Design Services Inc. (4081 N. Jefferson St.)

No one was present to represent Advanced Design Services Inc.

Mrs. Gardner made a motion to table the change of use for Advanced Design Services Inc. until the Commission's February 16, 2007 meeting date at 7:30 p.m. It was second by Mr. Williams.

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

Having no further business before the Board, the meeting was officially adjourned at 9:05 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson