

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
MARCH 18, 2008**

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

Chairperson Strogin gave out the information on the workshop on Riparian Setbacks to be held on April 9, 2008 at 6:30 p.m. (Reservations needed) and also the Medina County Zoning Workshop on Economic Development, Sustainability and Technology to be held on June 6, 2008. There is a \$25 fee for this workshop. Trustee Holt stated that he Trustees would like to offer these courses to new zoning board members to continue their education in zoning and planning as it relates to the Township.

The Zoning Commission minutes to the February 19, 2008 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on April 3, 2008 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

SITE PLANS

Medina Auto Mall-3205 Medina Rd.

Mr. Jim Brown represented Medina Auto Mall. He then stated they were requesting to place vehicle logo signs on the fascia of the building. However, the square footage for the signs on the application was incorrect. The correct calculations are as follows:

Cadillac-8.0 sq. ft.

Pontiac-12.25 sq. ft.

Buick-6.67 sq. ft.

GMC-11.25 sq. ft.

With a vehicle logo branding of 38.17 sq. ft. The linear frontage of the building is 109 ft.

Mr. Brown stated that as part of the GM reimagining program, they wanted to remove the lettering depicting the branding for Cadillac, Pontiac, Buick and GMC and replace it with logo branding across the fascia of the south side of the building. Mr. Brown stated he wanted to space out the 4 logos to make a cleaner look across the front of the building.

Chair Strogin stated the total amount of signs exceeds what is permitted in the Zoning Resolution therefore the request must be denied. She added that Medina Auto Mall has double filed and would be going before the BZA tomorrow evening.

Mr. Overmyer made a motion to deny the additional signage request for Medina Auto Mall as it exceeds the signage requirements under Section 605 I. Wall Signs. It was seconded by Mr. Jarrett.

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

Reserve Park I-3637 Medina Rd.

Mr. Dave Sterrett from Medina Signs represented Reserve Park I. Mr. Sterrett stated he was before the Commission this evening to request a multi-tenant identification sign for Reserve Park I. They want to place the sign 10 ft. from the road right of way instead of the required 20 ft. as the sign would then be out in the middle of the driveway. The road right of way goes right up to the parking lot due to the widening of Rt. 18. The owner will give up 2 parking spaces for the sign location. The sign size is 69 sq. ft. The sign would be placed on a landscape mound and permanently attached to the ground.

Chair Strogin stated the sign would have to be denied because it does not meet the setback requirement from the road right of way per the Zoning Resolution. She added that Reserve Park I has double filed and will be going before the BZA tomorrow evening.

Mr. Sterrett stated there was a small change in that one of the tenant names i.e. Sadd Sanyurah would not be going in on the sign instead it would be Allergy and Asthma Associates. All of the rest of the tenant names will remain as submitted. Chair Strogin stated any new tenant will need to come before the Commission to have their usage and signage approved. Mr. Lewandowski owner of Reserve Park I asked, what if an existing tenant wants to go on the sign? He stated he asked because they have asked every tenant in the building consisting of 1,000 sq. ft or larger if they want their name on the sign either now or in the future. Chair Strogin stated the existing businesses are not an issue only if a new business goes in, puts up a sign and or wants their name on the sign.

Ass't Zoning Inspector Heiss stated it was her interpretation that even if an existing business wanted to go on the sign they would need to get approval and a permit written. Mr. Lewandowski stated there were currently 41 tenants in the building but there were only two open spaces and the sign would not be made larger. Chair Strogin stated how the property owner makes the determination as to who could go on the two empty spaces on the sign was his business not something the Township would decide on.

Trustee Holt stated that if it is an existing use and they want to go on the multi-tenant sign the only reason a permit would be written (no fee would be charged) would be so the Township had a record so that if that businesses leaves and a new business goes in and wants to be on the sign, the Township can process that accordingly.

Mr. Williams made a motion to deny the multi-tenant identification sign for Reserve Park I not to exceed 75 sq. ft. (actual sign is 69 sq. ft) as it would not be located 20 ft. from the

road right of way per Section 605 C of the Zoning Resolution. It was seconded by Mr. Overmyer.

ROLL CALL-Williams-yes, Overmyer-yes, Gardner-yes, Jarrett-yes, Strogin-yes. Chair Strogin stated that even though the Zoning Commission is recommending a turn down of this request and the applicant is scheduled to go before the BZA, they would still need to come before the Trustees for an official turn down on April 3, 2008.

Trustee Holt stated that this procedure seemed to be out of order as it should be that the applicant goes to the Zoning Commission then the Trustees and then the BZA if warranted. Mr. Lewandowski stated the reason for him coming before the Township was because Elegant Essentials and Beltone are gaining more and more business from a wide geographical area and their clients are having a difficult time finding the building. Elegant Essentials has to make a decision on their location by April 1, 2008. Chair Strogin stated that Mr. Lewandowski would know tomorrow evening at the BZA hearing if the sign could be placed as requested and if granted then a permit could be written. The April 3, 2008 Trustee meeting was just a formality in this process because they have filed before the BZA. It was determined that site plans and signage would be heard by the Trustees on April 3, 2008.

Dr. Waldon (Western Reserve North)-4975 Foote Rd.

Mr. Tony Cerny from Architectural Design Studios represented Dr. Waldon. Dr. Waldon is looking to take the eastern most office space in the building. Dr. Waldon is an orthodontist. Chair Strogin stated that the issues of the Declaration and Covenants for this building have finally been resolved and the Commission could move forward with this request and permits being issued accordingly.

Please note that per the applicant, no signage is being requested at this time.

Mrs. Gardner made a motion to approve the usage for Dr. Waldon to be located at 4975 Foote Rd. in the Western Reserve North building as presented. It was seconded by Williams.

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

Dorman Farrell-3555 Reserve Commons Dr.

Mr. Ryan Rose represented Dorman Farrell who would be locating in the far east location of the building. Dorman Farrell is an executive benefits firm that provides financial advising and planning services.

Mr. Overmyer made a motion to approve the change of use for Dorman Farrell to locate at 3555 Reserve Commons Dr. as submitted. It was seconded by Mrs. Gardner.

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

Apple Bee's-4115 Pearl Rd.

Ms. Pam Hudnall, Director of Marketing represented Apple Bees. She stated that Apple Bee's wanted to put a permanent awning over the existing patio. The reason is to extend the life of the patio then just having umbrellas on the tables. There are 6 tables on the patio, which seats approximately 22 customers.

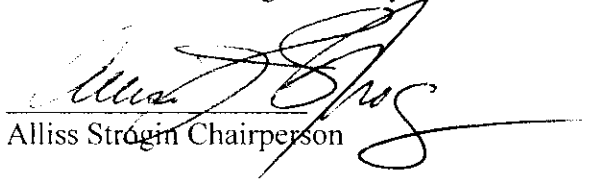
Mr. Jarrett made a motion to approve the addition of a permanent awning over the existing patio for Apple Bee's located at 4115 Pearl Rd. as presented. It was seconded by Mrs. Gardner.

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

Having no further business before the Board, the meeting was officially adjourned at 8:15 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson