

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
APRIL 15, 2008**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. Permanent Board members Gardner, Williams and Strogin were in attendance. Board members Mac Overmyer and Ray Jarrett were absent. Alternate Board members Robert Erickson and Ken DeMichael sat in for a full Board.

The Zoning Commission's March 18, 2008 meeting minutes were approved as written. The Trustees have scheduled site plan reviews to be heard on May 1, 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

Fox's Pizza Den-3737 StonegateDr.

Mr. Petrovic from Petrovic Pizza Inc. represented Fox's Pizza Den. They would be locating at 3737 Stonegate Dr. It would be mainly carry out delivery and pick up. There would be two tables for those who were waiting to pick up an order.

Mrs. Gardner made a motion to approve the use for Fox's Pizza as submitted. It was seconded by Mr. Williams.

ROLL CALL-Gardner-yes, Williams-yes, Erickson-yes, DeMichael-yes, Strogin-yes.

Ms. Petrovic stated he was also requesting an insert panel (7.9 sq. ft.) on the existing identification sign.

Mr. Williams made a motion to approve a panel on the existing identification sign for Fox Den Pizza not to exceed 7.9 sq. ft. as submitted. It was seconded by Mr.

DeMichael

ROLL CALL-Williams-yes, DeMichael-yes, Gardner-yes, Erickson-yes, Strogin-yes.

Mr. Petrovic stated he was also requesting a 14.4 sq. ft. wall sign. This business has 14.8 ft. of linear frontage.

Mr. Williams made a motion to approve a wall sign for Fox Den Pizza not to exceed 14.4 sq. ft. wall sign as submitted. It was seconded by Mr. Erickson.

ROLL CALL-Williams-yes, Erickson-yes, Gardner-yes, DeMichael-yes, Strogin-yes.

Mazda Medina-3950 Pearl Rd.

Ms. Bonnie Brock from Archer Sign Co. represented Medina World Cars which would know be known as Medina Mazda. Ms. Brock stated that she was present this evening to

request a 72 sq. ft. wall sign. Ms. Brock stated they wanted to remove the lettering on the north building, which stated Medina World Cars and replace it with words Medina Mazda.

Mr. Erickson made a motion to approve the wall sign for Medina Mazda not to exceed 72-sq. ft. as presented. It was seconded by Mrs. Gardner.
ROLL CALL-Erickson-yes, Gardner-yes, Williams-yes, DeMichaels-yes, Strogin-yes.

Ms. Brock stated her second request was for removal of the Chrysler Plymouth Jeep pylon sign and to replace it ~~was~~^{with} a Mazda monument sign. Ms. Brock stated that because the pylon sign was owned by Chrysler, they were not allowed to just swap out the faces; the whole sign had to be removed. Ms Brock continued that they would like to use the same base for the Mazda monument sign that the Chrysler pylon sign is currently on. The monument would be 15 ft. from the road right of way. The Chrysler pylon sign pole would be removed and they would use the existing foundation for the Mazda monument sign.

Chair Strogin asked if there would be landscaping incorporated around the monument sign. Ms. Brock stated the sign actually sits in the pavement. Chair Strogin stated that the applicant has a second ground sign advertising the Volkswagen brand therefore the Commission would have to deny this request because only one ground sign is permitted.

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 tomorrow evening, they would still need to come before the Trustees for an official turn down on May 1, 2008.

Mrs. Gardner made a motion to deny the monument ground sign for Medina Mazda as it exceeds the one monument ground sign permitted under the Medina Township Zoning Resolution. This proposed ground sign is to replace the existing pole sign at 3950 Pearl Rd. It was seconded by Mr. Williams.
ROLL CALL-Gardner-yes, Williams-yes, Erickson-yes, DeMichael-yes, Strogin-yes.

Wachovia Securities –3985 Medina Rd.

Mr. George Dragon from Cicogna Sign Co. and Mr. Joe Hanna represented Wachovia Securities. Wachovia bought A.G. Edwards and would be taking over their location in Western Reserve Office Park.

Mrs. Gardner made a motion to approve the usage for Wachovia Securities as submitted. It was seconded by Mr. DeMichael.
ROLL CALL-Gardner-yes, DeMichael-yes, Williams-yes, Erickson-yes, Strogin-yes.

Mr. Dragon stated they were also present this evening to request a new wall sign on the building to replace the A.G. Edwards sign. The sign will be 20.45-sq. ft. Chair Strogin stated that this building (Western Reserve Office Park) has been granted variances for the signage on the porticos. The variance granted was for 23 sq. ft.

Mr. Dragon stated they were also requesting to switch out the existing A.G. Edwards panel sign on the identification sign with Wachovia Securities. The size of the panel is 1.33 sq. ft.

Mr. DeMichael made a motion to approve a wall sign for Wachovia Securities not to exceed 20.45 sq. ft. and a panel on the existing identification sign not to exceed 1.33 sq. ft. as presented. It was seconded by Mrs. Gardner.

ROLL CALL-DeMichael-yes, Gardner-yes, Erickson-yes, Williams-yes, Strogin-yes.

Heartland Community Church-S.R. 3 & Weymouth Rd.

Mr. Bryan Black from AODK, Inc. represented Heartland Community Church. This site plan was given previous approval for a much larger version of the Church, but there were significant revisions to the site plan so they were asked to come back before the Commission.

Mr. Black stated that was correct, when they began to do the preliminary engineering of the plan and moving the building as far back on the property as possible, the cost was prohibitive for the Church to move forward with the 32,000 sq. ft. as proposed. The new Church would now be 22,000 sq. ft. Instead of 250 parking spaces they would now have 170 parking spaces even though the parking requirements were only 125 spaces. Mr. Black continued that they still left room for future expansion if that was the Church's decision to do so but right now their budget is tight.

Regarding the landscaping, Chair Strogin asked if they would be incorporating landscaping in the middle of the parking lot area. Mr. Black stated no, as the existing foliage on the hillside will shield and block the building. Chair Strogin stated that on the previously approved plan it showed landscaping islands within the parking area. The new plan shows seeded lawn. Mr. Black responded that they eliminated those islands due to the cost of curbing the islands and maintenance of those islands. Mrs. Gardner stated it really should not be that much of a concern given the fact that where the building is going to sit and the amount of natural foliage and general terrain of the property. Mr. Black stated that was correct as there is a 40-ft. elevation change and right where they were pushing the building was the highest point. As you come down Weymouth your only view would be where they would cut the drive. It will be a nice visual screening.

Mr. Black continued that the Church building is setback 161 ft. from the road right of way, which is 110 ft. If there is any future expansion it will be to the northwest. The ball fields as proposed would be part of a future expansion if the Church decides to move forward in that manner. Mr. Black stated they would like conceptual approval for them

and realize it would be done in Phases, which would require them to come in for approval of each phase.

Chair Strogin stated Fire Chief Crumley comments were about the number and location of fire hydrant s(applicant would need to meet with Fire Chief to coordinate) and access around the building for fire and safety access. Mr. Black stated the previous approval stated that if there was future phasing of the building, they would, at that time, provide a hard surface pavement around the building per the Fire Chief's request. Chair Strogin stated that Mr. Black would need to meet with Fire Chief Crumley and go over it with him and get approval of everything that would be required from the Fire Dept. to build the building.

Regarding the sanctuary, it would be dual purpose with no fixed seating so it could be used as it is sized for a gymnasium or for service with the addition of removal seats. Due to budgetary constraints they had to cut down on the overall square footage of the Church and some of the amenities. The overall height of the building is now 28 ft. instead of 35 ft. The lighting poles have been reduced from 17 to 10. The property has been combined per the requirement of the Commission at the last approval of this project. Mr. Black concluded that the program of the Church is still viable just economic reasons do not make it feasible to be built as originally proposed.

Trustee Holt asked if the wells on the property were capped. Mr. Black stated no, they were active wells. They did look at bringing the gas to the site but it was \$50,000 just to run the line. They did not own the mineral rights and the cost was not conducive to purchase them because the wells would only adequate support a residence for a 10 yrs. or so they would be using propane.

Mr. Erickson asked about the storm water retention and if there would be basins? Mr. Black stated there would be a swale to catch the run off and there would be some areas for retention.

Mr. Erickson stated he was also concerned with the grade of the drive onto Rt. 3 and thought that this would need to be submitted to ODOT. Mr. Black stated they have done so and because ODOT may want a deceleration lane they had a traffic study done and ODOT performed one at Rt. 3 and Remsen. Between the two studies they would have the weekday and weekend traffic counts and the length of the deceleration lane would then be determined.

Mrs. Gardner made a motion to approve the revised site plan for Heartland Community Church with the additional requirements that the applicant must coordinate with the Fire Chief the number and location of fire hydrants and that a gravel fire access road will be required to be installed in Phase 2 of the Master Plan per the Fire Chief's approval. It was seconded by Mr. Williams.

ROLL CALL-Gardner-yes, Williams-yes, Erickson-yes, DeMichael-yes, Strogin-yes.

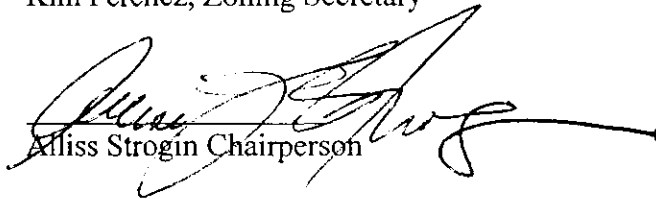
MISC.

Chair Strogin stated for the Commission's information that last year Wal-Mart was before the BZA and requested a signage variance of 1,000+ sq. ft. The BZA granted a total sign package of 495 sq. ft. However, Wal-Mart submitted a site plan with the new signage still at 1,000+ sq. ft. She stated she contacted Wal-Mart and told them that a variance was granted for sq. ft. not 1,000+ sq. ft. It appears that the error was made because the decision of the BZA was not conveyed to the responsible parties in charge of the signage for Wal-Mart. A new site plan was finally submitted to the Township showing 435-sq. ft. for the total signage package for Wal-Mart. This was 50 ft. less than they were permitted to have per the variance granted. Chair Strogin stated ~~she~~ contacted Wal-Mart again to make sure that the site plan and calculations for the signage were correct to which Wal-Mart confirmed it was.

Having no further business before the Board, the meeting was officially adjourned at 8:35 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson