

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
PUBLIC HEARING/REGULAR MEETING
NOVEMBER 18, 2008**

PUBLIC HEARING-Text Amendment-Bill Doraty 2925 Medina Rd.

Chair Strogin called the public hearing to order at 7:30 p.m. Permanent Board members Strogin, Overmyer, Gardner and Williams were present. Permanent Board member Jarrett was absent. Alternate Board member Robert Erickson sat in for a full Board. Alternate Ken DeMichael was also in attendance.

Ms. Becky Harris from Bill Doraty KIA was before the Commission representing the text amendment application by Bill Doraty. The text amendment is of Section 603 E. Movement to allow inflatables without any time frame or restrictions.

Because by law the Zoning Commission had to read the recommendation of the Medina County Planning Commission on Mr. Doraty's text amendment into the public record and that meeting would not take place until December 3 2008, the Commission would have to table the public hearing.

Mrs. Gardner made a motion to table the public hearing for the proposed text amendment by the applicant Mr. Doraty of Section 603 E. Movement to allow inflatables without any time frame or restrictions until the Zoning Commission's next regularly scheduled meeting to be held on December 16, at 7:30 p.m. It was seconded by Mr. Overmyer. ROLL CALL Gardner-yes, Overmyer-yes, Williams-yes, Erickson-yes, Strogin-yes.

REGULAR MEETING

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:34 p.m. Permanent Board members Strogin, Overmyer, Williams and Gardner were present. Permanent Board member Jarrett was absent. Alternate member Robert Erickson sat in for a full Board. Alternate Ken DeMichael was also present.

The Zoning Commission minutes of their October 21, 2008 meeting were approved as amended. The Trustees meeting to review site plans and signage requests have not been confirmed as of this date. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

SITE PLANS

Bill's Collision- 3247 Pearl Rd.

Mr. Bill Bayless represented Bill's Collision. Mr. Bayless stated he would like to locate at 3247 Pearl Rd. The owner of the building is Mr. Eric Schroeter who owns and operates

APPC Plumbing. The old building (garage) that is currently located on the property is required to be removed within 60 days of the completion of the new building per a motion by the BZA made on August 20 2008. ZI Ridgely stated that the owner, Mr. Schroeter is aware of the fact and the garage will be taken down. Mr. Bayless stated he would be occupying units A & B in the new building.

Fire Chief Crumley stated Mr. Bayless would need to go to the County Building Dept. and obtain permits before any walls were erected and the Fire Dept. would need to come in and inspect and issue the proper permits for fire suppression and safety.

Mr. Overmyer made a motion to approve the site plan for Bill's Collision to be located at 3247 Pearl Rd. as presented. Please note that no operation of the business can begin until the applicant has received the necessary permits and approvals by the Medina Township Zoning Office, the Medina County Building Dept. and the Medina Township Fire Dept. There is no signage approved as this time. It was seconded by Ms. Gardner.
ROLL CALL-Overmyer-yes, Gardner-yes, Williams-yes, Erickson-yes, Strogin-yes.

The Country Baker-3597 Medina Rd. Suite D

Mr. Kerry Illes from Illes Architects represented the Country Baker. He stated they would be locating in Signature Square in the former space occupied by Fussy Cleaners.

Mrs. Gardner made a motion to approve the site plan for The Country Baker to be located at 3597 Medina Rd. Suite D as presented. There is no signage approved at this time. It was seconded by Mr. Williams.

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

Panera Bread/Bullies BBQ- 4055 Pearl Rd.

Mr. George Harden from Signs by George and Son represented the signage request for Panera Bread/Bullies BBQ. He added that there seems to be a question as to who owns the sign. Mr. John Wykowski from Softball Enterprises stated they were the managing agents for Stonegate Corner LLC who were the owners of the property.

Chair Strogin stated she heard that Tumbleweed (which was the former restaurant where Bullies BBQ is now operating) was the initial lessee and they owned the sign. It is her understanding that Bullies BBQ is subleasing from "Tumbleweed" and not from Stonegate Corner LLC therefore Tumbleweed owns the sign and they have the say as to who goes on the sign.

Mr. Wykowski stated there were issues as to whether the sign was erected for the purpose of Tumbleweed using it. It is unclear as to who paid for the sign. Tumbleweed had an exclusive use to the sign but because the sign was erected on the property, the sign is the property of the landlord. Mr. Wykowski continued that at the time Tumbleweed subleased the property to Bullies BBQ, they signed an agreement with Bullies that the

sign was to be used as a multi-tenant sign and produced a copy of the lease (see file). Schedule B of the agreement reads "Per your discussion with my client, this letter shall serve to memorialize Landlord's understanding that Tenant and One I Hospitality, Inc. ("Subtenant") have agreed to share the monument sign currently located on the subject property, and which is currently only used for Tenant's signage, with the other tenant of the subject property, Panera Bread. It is the Landlord's understanding that Tenant and Subtenant will come to an agreement with Panera Bread on the common usage, and sharing of costs, in connection with such signage."

The result is that Tumbleweed has agreed that Panera Bread and Bullies BBQ will share the monument sign. Mr. Sutton from Bullies BBQ confirmed this agreement. The sign is 32 sq. ft. and will be shared equally (16 sq. ft. each) between Panera Bread and Bullies BBQ and will be placed in the same location as the existing sign.

Mrs. Gardner made a motion to approve the ground sign for Panera Bread and Bullies BBQ located at 4055 Pearl Rd. not to exceed 32 sq. ft. to be equally shared (16 sq. ft. each) between Panera Bread and Bullies BBQ as presented. Panera Bread will be responsible for the landscaping around the ground sign. It was seconded by Mr. Overmyer.

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

Health Center Lake Medina- 3814 & 3870 Medina Rd.

Mr. Alan Gribble from Signet Healthcare Medina MOB LLC represented Health Center Lake Medina. This is the Summa Health Complex going in on the south side of Rt. 18. The front part of the property is in Medina Twp. and the backland is in Montville Township.

Mr. Gribble stated they were in front of the Commission about a year ago with ingress and egress. The building was oriented to allow most if not all of the parking to be located in Montville Twp. Due to some of the challenging terrain issues, the building has been oriented a bit further to the north and so some of the parking (51 spaces) will fall in Medina Township. Medina Township and Montville Township have similar regulations so it will be a seamless design. Mr. Gribble stated that Montville Township requested that we come before Medina Township Zoning Commission to get approval on the parking. This project will be before Montville Township for final site plan approval on December 10, 2008.

Mr. Gribble stated there was actually two sides to the facility, which would be the office building side, consisting of 4 stories if they needed it, which they received a variance by Montville Twp. last evening. The south side will consist of medical office services by Summa. The parking lot in question will primarily serve the medical office building. With the orientation of the building and the driveway this is the best location for this

parking lot to serve this building. It is one building that will have a common atrium. Once you enter you go to the left for the medical offices and to the right for services.

There was discussion about the landscaping. Mr. Gribble stated they were keeping as many of the trees and preserving as much of the natural setting for aesthetics. There would be standing trees between the parking lot and Rt. 18. The Commission agreed that as much of the natural setting should be saved.

Fire Chief Crumley stated that when Pat Catan's came in to locate on this site there was talk about putting in a guard rail to prevent those coming down the drive from going into the lake which was their retention basin for the site. Mr. Gribble stated they knew they were going to have to put in some safety measures regarding the driveway due to the terrain for the protection of their potential patients.

Mr. Williams made a motion to amend the site plan for Health Center Lake Medina to be located at 3814 & 3870 Medina Rd. The modified site plan presented is to change the parking location (51 parking spaces in Medina Township) and also with the incorporation of appropriate landscaping on the north and west side of the parking lot. It was seconded by Mr. Erickson.

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

Mr. Gribble stated they were also requesting a 32 sq. ft. sign at the entrance of the driveway. There would be several tenants in the building so we are reserving space on the sign but it would be encompassed within the 32 sq. ft. permitted and would be located 10 ft. from the road right of way. Fire Chief Crumley asked that the address of the property be placed on the sign for fire and safety locatability.

Mr. Erickson made a motion to approve a ground sign for Health Center Lake Medina not to exceed 32-sq. ft. in size, 10 ft. in height and 10 ft. from the road right of way as presented. The address of the property will be reflected on the both sides of the sign per the request of the Medina Township Fire Dept. It was seconded by Mr. Williams.

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

Kindercare Learning Center-3825 Stonegate Dr.

Ms. Jennifer Rini from KinderCare Learning Center addressed the Commission. She stated she was present this evening to request a wall sign consisting of 22.50 sq. ft. which reflects the National Accreditation of their facility. This sign is there currently. ZI Ridgely stated this business never had a wall sign they had this as their wall sign. It is a thick banner that is screwed into all four corners to the building.

Mrs. Gardner made a motion to approve the wall sign for Kindercare Learning Center located at 3825 Stonegate Dr. not to exceed 22.50-sq. ft. as presented. It was seconded by Mr. Overmyer.

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

Tri-County J.O.G./Next Step-3711 Pearl Rd.

There was no one present to represent Tri-County J.O.G./Next Step. Mr. Williams made a motion to table the site plan approve the change of use for Tri-County J.O.G./Next Step located at as presented. It was seconded by Mr. Overmyer.

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

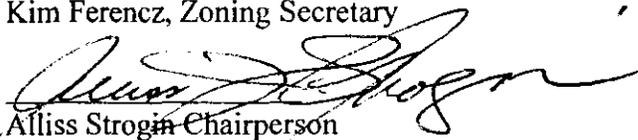
MISC.

Mr. Erickson thanked the Trustees for being able to attend the OPC Seminar on November 14, 2008 in Westlake. He stated the topics he attended were: Planning for Today's Issues, Planned Unit Development & Site Plan Review and Regionalism in Northeast Ohio Options, Pros and Cons. Mr. Erickson stated he would make copies of the handouts/PowerPoint presentation. Chair Strogin stated she also attended that seminar and her and Robert went to different presentations. Chair Strogin stated that the topics she went to were Updating Your Zoning Resolution & Map, Signs, Sex & God: First Amendment Zoning Issues, and Green Buildings/Sites: LEED. She added that she too received some handouts and would make copies accordingly.

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