

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
PUBLIC HEARING-DIGITAL MESSAGE SIGN TEXT  
AMENDMENTS and REMOVAL OF PUBLIC SERVICE  
SIGNS/REGULAR MEETING  
FEBRUARY 16, 2010**

**REGULAR MEETING**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. Board members Overmyer, Apana, Szunyog and Strogin were in attendance. Alternate Board Matt Payne sat in for a full board.

Chair Strogin then recessed the regular meeting of the Zoning Commission and called to order the public hearing at 7:35 p.m.

**PUBLIC HEARING**

Secretary Ferencz read the proposed Text Amendments as follows:

Addition of a Definition for Sign, Digital Message Sign.  
Addition of letter M. to Section 605 to address Digital Message Signs; and the removal of Section 603 G. Public Service Signs in its entirety.

Chair Strogin stated per the legal requirements of the Ohio Revised Code, the Zoning Commission is required to submit any proposed text amendments to the Medina County Planning Commission for their review and recommendation. Those recommendations, once received, had to be read into the public record. The meeting of the Planning Commission to consider the proposed text amendments would not take place until March 3, 2010. Therefore the Zoning Commission would need to table this public hearing.

Mr. Overmyer made a motion to continue the public hearing on the proposed text amendments as read until the Zoning Commission's next regularly scheduled meeting to be held on March 16, 2010 at 7:30 p.m. It was seconded by Mr. Payne.

ROLL CALL Overmyer-yes, Payne-yes, Apana-yes, Szunyog-yes, Strogin-yes.

Chair Strogin then recessed the public hearing and reconvened the regular meeting of the Commission at 7:37 p.m.

**REGULAR MEETING**

The Zoning Commission minutes from their January 18, 2010 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on March 4, 2010 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**

**Tres Potrillos-3571 Medina Rd.**

M Rafael Ayala represented Tres Potrillos. This Mexican restaurant would be locating in the former space occupied by Cantina Per Vini. Tres Potrillos means three horsemen in Spanish.

Mrs. Szunyog made a motion to approve the change of use for Tres Potrillos to be located at 3571 Medina Rd. as presented. It was seconded by Mr. Apana.

ROLL CALL- Szunyog-yes, Apana-yes, Overmyer-yes, Payne-yes, Strogin-yes.

Mr. Dave Sterrett from Medina Signs represented Tres Potrillos signage requests. He stated he was requesting a wall sign for Tres Potrillos to consist of 56.43 sq. ft. to replace the former business name on the building. The business frontage is 60 ft.

Mr. Apana made a motion to approve the wall sign for Tres Potrillos to be located at 3571 Medina Rd. not to exceed 56.43-sq. ft. as presented. It was seconded by Mr. Payne.

ROLL CALL-Apana-yes, Payne-yes, Overmyer-yes, Szunyog-yes, Strogin-yes.

Mr. Sterrett stated he was also requesting a tenant panel to be placed on the existing identification sign consisting of 2.98 sq. ft.

Mr. Overmyer made a motion to approve the tenant panel for Tres Potrillos to be placed on the existing identification sign not to exceed 2.98-sq. ft. as presented. It was seconded by Mr. Payne.

ROLL CALL-Overmyer-yes, Payne-yes, Overmyer-yes, Szunyog-yes, Strogin-yes.

**FedEx Office-4887 Grande Shops Ave.**

Mr. Richard Stump from Agnew Signs represented FedEx Office. He stated a sign was originally approved for this business back in 2005 but the name was Kinko's FedEx. In 2005 FedEx bought out Kinko's and had retained the right to lease the name for 5 yrs i.e. Kinko's FedEx but now that time has expired. Therefore FedEx wanted to replace the existing 16.5 sq. ft. wall sign and put up a new sign to consist of their new name FedEx Office. The sign would consist of 14.79 sq. ft.

Mr. Payne made a motion to approve the wall sign for FedEx Office located at 4887 Grande Shops Ave. to consist of 14.79 sq. ft. as presented. It was seconded by Mr. Overmyer.

ROLL CALL-Payne-yes, Overmyer-yes, Szunyog-yes, Apana-yes, Strogin-yes.

**First Baptist Church-3646 Medina Rd.**

Mr. Jim Webster from Lettergraphics represented First Baptist Church's signage request. Mr. Webster stated he was before the Board this evening to request a 72-sq. ft. ground sign. The sign would consist of the name of the Church, a design of a cross, as well as electronic message board. Mr. Webster stated the coloring of the electronic message would be monochrome consist of an amber color. The message would consist of three lines with 6-inch letters.

Mr. Overmyer asked how frequently the message would be changed? Mr. Webster responded that would be up to the Church to decide. Mr. Overmyer said he asked because as was stated earlier this evening during the public hearing, the Township is considering proposed text amendments to address digital signage in the Township. Mr. Webster stated on Medina Rd. it would make sense to have the message up a bit longer due to the speed limit on Medina Rd.

Pastor Mark Miliani of the First Baptist Church then addressed the Commission. Pastor Miliani stated that he respected what the Commission was trying to do in terms of trying to eliminate blinking or flashing signage. Chair Strogin stated that was correct and added that she understood that the digital technology was the wave of the future for signage, but felt that multiple electronic message signs up and down Rt. 18 would be a distraction and safety issue and may in turn have the opposite effect and not be conducive to an entity trying to get their message across because of the potential number of signs that could be changing their messages. Chair Strogin stated the proposed text amendment before the Commission is to have the frequency of such signs not to change more than once per 60 seconds. Pastor Miliani stated he agreed.

Chair Strogin continued that the size of the proposed sign in terms of square footage and height exceeds what is permitted in the Zoning Resolution for a ground sign. She added a ground sign is permitted to be 32-sq. ft. with a maximum height of 10 ft. Therefore if the Church wanted to pursue this sign, they would need to go before the Board of Zoning Appeals. Mr. Webster stated what they were up against in this particular location is the hill heading west in terms of the sign's readability.

Mr. Apana asked about the electronic message sign and the speed limit in front of the Church. Mr. Webster stated he believed the speed limit was 40-45 mph. Mr. Apana stated if that was the case, the Federal Highway Administration recommends 9 inch letters on an electronic message board for a road with a speed limit of 40-45 mph. Mr. Webster stated the manufacturer of this particular electronic message board has specifications for different viewing distances, speeds etc. He added the reason for the picture of the electronic message sign with three lines was to show the Church they could have three lines with 6 inch letters or they could have 2 lines with larger letters. Mr. Webster continued that there is a traffic light in front of Buehler's and traffic often backed up in that area which would afford someone a longer time to read the message on the Church's

sign. ZI Ridgely stated there was also a school zone right in front of the Church which made cars slow down and again offer another opportunity for the Church's sign to be read.

Mr. Overmyer made a motion to deny the ground sign for First Baptist Church located at 3646 Medina Rd. not to exceed 72 sq. ft. as presented as it does not comply with Section 605 H. of the Medina Township Zoning Resolution. It was seconded by Mr. Payne.  
ROLL CALL-Overmyer-yes, Payne-yes, Apana-yes, Szunyog-yes, Strogin-yes.

**Medina Holistic Health-4099 Medina Rd.**

Ms. Kay Gaishauer from DenKay Limited represented Aquarian Elements, Inc. a.k.a. Medina Holistic Health. Ms. Gaishauer stated Aquarian Elements Inc. This business consists of learning therapy, which was similar to massotherapy.

Mr. Overmyer made a motion to approve the change of use for Aquarian Elements, Inc. to be located at 4099 Medina Rd. as presented. It was seconded by Mr. Payne.  
ROLL CALL- Overmyer-yes, Payne-yes, Apana-yes, Szunyog-yes, Strogin-yes.

Ms. Gaishauer stated she was also before the Commission to request signage for Medina Holistic Health. The request is for a 5.25 sq. ft. tenant panel to be placed on the existing identification sign.

Mr. Payne made a motion to approve the tenant panel sign for Medina Holistic Health to be located at 4099 Medina Rd. not to exceed 5.25-sq. ft. as presented. It was seconded by Mrs. Szunyog.  
ROLL CALL-Payne-yes, Szunyog-yes, Overmyer-yes, Apana-yes, Strogin-yes.

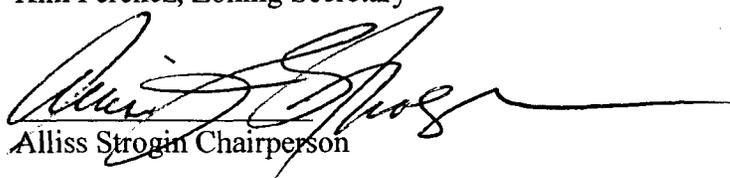
**MISC.**

Trustee Gardner asked if any of the board members were going to the next zoning workshop to be held on February 24, 2010 to let her know ASAP.

Having no further business before the Board, the meeting was officially adjourned at 8:23 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson