

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
MAY 18, 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, Erickson, Szunyog and Strogin were in attendance. Alternate Board member Boris Williams was also in attendance.

The Zoning Commission minutes from their April 20, 2010 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on May 27, 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**

**Valley Mitsubishi-2825 Medina Rd.**

Mr. Chip Klingenberg from Illes Architects represented Valley Mitsubishi. Valley Mitsubishi would be occupying the former location of Medina Mitsubishi. The officers/owners of the company Mr. Ross Chapman and Michele Stebner from Valley Ford located on Canal Rd. in Valley View were also present.

Mr. Klingenberg began by stating they have already begun to clean up the existing pocket of landscaping around the building. It will be planted with annuals as well as along the west side of the building. He added they would also be planting a line of vertical junipers to act as a natural wall screen to the west as the existing body shop was not part of this purchase. The existing customer parking would be restriped as well. The construction of the building would not be altered.

Chair Strogin took the opportunity to read an article from the Gazette newspaper on plants that are considered invaders, exotics and non-native species and are not desirable to be used as part of a landscaping plan in Ohio. On that list were burning bushes. Chair Strogin also brought up a repetitive issue with some of the auto sale businesses in the Township regarding illegal and excessive signage and added that inflatables were not permitted at all in the Township.

Mr. Apana questioned the planting of annuals and the maintenance thereof. Mr. Klingenberg stated because the site was largely asphalt they were adding annuals to give some instant color. The area was small where the annuals would be placed and was not at curb level but in raised beds so that way snow removal and salt would not kill the plant materials.

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Trustee Gardner stated she heard that Ford parts would be available as well as the sale of the Mitsubishi brand. She stated she asked because the Medina Township Fire and Road Depts. use the Ford brand. Mr. Chapman stated some Ford parts would be stocked but if somebody needed a part they could easily be gotten from their location in Valley View. Ms. Stebner stated that one of their drivers could bring the part to Valley Mitsubishi for pick up or they could make Medina Township a part stop.

Chair Strogin stated the road right of way goes up quite far on this property. Where the former Mitsubishi parked cars really should not have been permitted but the Township allowed those cars to be there on good faith as to be visible but the former Mitsubishi did not reciprocate and the cars were practically parked on the road. She stated she hoped it this would not be issue with Valley Mitsubishi. Mr. Chapman stated it would not be an issue.

Mr. Overmyer made a motion to approve the change of use for Valley Mitsubishi to be located at 2825 Medina Rd. as presented. It was seconded by Mrs. Szunyog.  
ROLL CALL- Overmyer-yes, Szunyog-yes, Apana-yes, Erickson-yes, Strogin-yes.

**Heartland Community Church-PP # 026-06B-24-002 landscape plan**

There was no one present to represent Heartland Community Church. Previously they had their site plan approved but were required to submit a landscape plan for review and approval by the Township.

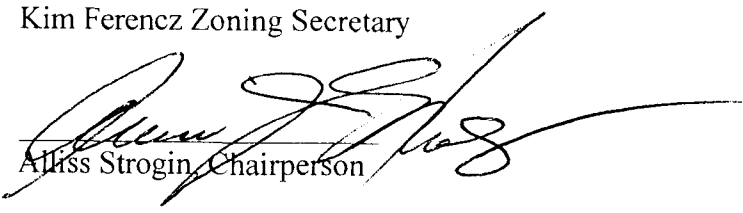
Mr. Overmyer made a motion to table the review/approval of the landscape plan for Heartland Committee Church due to a lack of representation until the Commission's next regularly scheduled meeting to be held on June 15, 2010 at 7:30 p.m. It was seconded by Mr. Apana.

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

Having no further business before the Commission the meeting was officially adjourned at 7:58 p.m.

Respectfully Submitted,

Kim Ferencz Zoning Secretary

  
Alliss Strogin, Chairperson