

**MEDINA TOWNSHIP ZONING COMMISSIONERS
REGULAR MEETING
SEPTEMBER 21, 2010**

REGULAR MEETING

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:35 p.m. Board members Overmyer, Erickson, Szunyog, Apana and Strogin were in attendance. Alternate Board members Matt Payne and Boris Williams were also in attendance.

The Zoning Commission minutes from their August 17, 2010 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on, September 30, 2010 at 8:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

Secretary Ferencz handed out copies of the new signage language to the members of the Commission to place in their zoning books to reflect the current code on Digital Signs.

CONTINUANCE

Medina Farmer Market-4184 Pearl Rd.

An e-mail was received asking for Medina Farmer Market signage request to be tabled until the Zoning Commission's October 19, 2010.

Mr. Overmyer made a motion to table the approval of a ground sign for Medina Farmer Market located at 4184 Pearl Rd. as requested until the Commission's October monthly meeting. It was seconded by Mrs. Szunyog

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

SITE PLANS

Worldlan Technology-5041 Victor Dr.

Ms. Rashjree Jain represented Worldlan Technology. The nature of this business is computer IT.

Mr. Erickson made a motion to approve the change of use for Worldlan Technology to be located at 5041 Victor Dr. unit A as presented. It was seconded by Mr. Overmyer.

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

Ms. Rashjree stated she was also present before the Commission this evening to request a 4-sq. ft. tenant panel to be placed on the existing pole sign.

Mr. Overmyer made a motion to approve a tenant panel for Worldlan Technology to be placed on the existing pole sign not to exceed 4-sq. ft. as presented. It was seconded by Mr. Apana.

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

Medina VFW Post 5137- 3196 Pearl Rd.

Mr. Purchaska from RC Walker Co. represented Medina VFW Post 5137. He stated the VFW wanted to add a covered patio on the back of the building. The patio will not be enclosed. Mr. Erickson asked how tall the ceiling would be? Mr. Purchaska stated the ceiling would be 8'6". Mr. Erickson stated he asked because of the potential for a fire if portable, kerosene heaters were going to be used to heat the patio area. Mr. Purchaska stated there were no plans for the area to be heated at this time but electric would be run out there in case the VFW would like to consider that in the future. Chair Strogina asked Mr. Purchaska to let the VFW know that if anything but electric heaters were going to be used to heat the patio area they would need to contact the Medina Township Fire Dept. Mr. Purchaska responded he would pass that information along.

Mr. Erickson made a motion to approve an addition of a covered patio to consist of 354 sq. ft. for Medina VFW Post 5137 located at 3196 Pearl Rd. as presented. It was seconded by Mrs. Szunyog.

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

Fitness Together-3725 Medina Rd. (Signature Square)

Mr. Kyle Nichol represented Fitness Together. The nature of this business is an exercise/fitness center to be located in Signature Square.

Mrs. Szunyog made a motion to approve the change of use for Fitness Together to be located at 3725 Medina Rd. Unit 106 (Signature Square) as submitted. It was seconded by Mr. Overmyer.

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

Mr. Dave Sterrett from Medina Signs was present to represent Fitness Together's signage requests. The first sign being requested is for a 23.95 sq. ft. wall sign. The business has 24 ft. of linear frontage.

Mr. Erickson made a motion to approve a wall sign for Fitness Together located at 3725 Medina Rd. Unit 106 not to exceed 23.95-sq. ft. as presented. It was seconded by Mrs. Szunyog.

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

Mr. Sterrett stated he would also like to request a 2.84 sq. ft. replacement panel to be placed on the existing identification sign.

Mr. Apana made a motion to approve a 2.84-sq. ft. panel for Fitness Together located at 3725 Medina Rd. Unit 106 to be placed on the existing identification sign as presented. It was seconded by Mr. Erickson.

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

Girves Brown Derby-5051 East Pointe Dr.

Mr. Teryl Fox from Professional Image Consultants represented Girves Brown Derby. Mr. Fox stated he was before the Commission this evening to request signage for the restaurant. Chair Strogin stated the measurements on the application for the signage were not correct and were off substantially. Mr. Fox handed out revised drawings to the Commission members this evening.

Mr. Fox stated that there is an existing ground sign on Eastpointe Dr. The first signage request was to just replace the face panels on that sign. They would build an aluminum pole cover that would be stuccoed and painted to match the front of the building. Then the face panels would be put back on the sign.

Mr. Overmyer made a motion to approve a ground sign for Girves Brown Derby located at 5051 East Pointe Dr. not to exceed 20-sq. ft. as submitted. It was seconded by Mr. Erickson.

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

Mr. Fox stated his second request was for 79.9 sq. ft. wall sign. This business has 80 ft. of linear frontage.

Mr. Erickson made a motion to approve a wall sign for Girves Brown Derby located at 5051 East Pointe Dr. not to exceed 79.9-sq. ft. as submitted. It was seconded by Mr. Overmyer.

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

Mr. Fox stated lastly he was before the Commission to request a 154 sq. ft. high-rise sign that would be 100 ft. in height.

Mrs. Szunyog made a motion to approve a high rise sign for Girves Brown Derby located at 5051 East Pointe Dr. not to exceed 154-sq. ft. in size and 100 ft. in height as submitted. It was seconded by Mr. Overmyer.

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

Royal Buffet-3825 Pearl Rd. (Fenn Crossings)

Mr. Tony Cerny from Architectural Design Studios represented Royal Buffet. This business would be locating in Fenn Crossings. This would be a buffet style Chinese restaurant. The parking on the plan was revised to reflect the parking calculation for the

mercantile portion of the shopping plaza and parking for this restaurant. No signage was being requested at this time.

Mr. Overmyer made a motion to approve the change of use for Royal Buffet to be located at 3825 Pearl Rd. (Fenn Crossings) as submitted. It was seconded by Mr. Apana.
ROLL CALL-Overmyer-yes, Apana-yes, Erickson-yes, Szunyog-yes, Strogin-yes.

Antonio's Pizza-3825 Pearl Rd. (Fenn Crossings)

Mr. Tony Cerny from Architectural Design Studios and Mr. Fred Lashabio represented Antonio's Pizza. They would be locating in Fenn Crossings. This would be a pick/up and delivery pizza business. Mr. Lashabio stated they have been in business 45 yrs. and had other locations in Parma and No. Royalton.

Mr. Apana made a motion to approve the change of use for Antonio's Pizza to be located at 3825 Pearl Rd. (Fenn Crossings) as submitted. It was seconded by Mr. Erickson.
ROLL CALL-Apana-yes, Erickson-yes, Szunyog-yes, Overmyer-yes, Strogin-yes.

Mr. Cerny stated he was also before the Commission this evening to request a 20-sq. ft. wall sign for Antonio's Pizza. This business has 21 ft. of linear frontage.

Mr. Overmyer made a motion to approve a wall sign for Antonio's Pizza to be located at 3825 Pearl Rd. (Fenn Crossings) not to exceed 20 sq. ft. as submitted. It was seconded by Mrs. Szunyog.
ROLL CALL-Overmyer-yes, Szunyog-yes, Apana-yes, Erickson-yes, Strogin-yes.

Medina Auto Brokers-4160 Pearl Rd.

Mr. Tony Cerny from Architectural Design Studios represented Medina Auto Brokers. Mr. Cerny stated they were trying to renovate the existing façade. They would be taking the existing canopy and wrapping it with columns. On the north east corner they were proposing to build a tower element that would add 2 ft. in height to the façade which would change the overall look of the building.

Chair Strogin stated there was signage shown on the plan. Mr. Cerny stated they were not requesting signage this evening. Chair Strogin responded, then the signage needed to be crossed off the plan. Chair Strogin continued that a ground sign was approved for Medina Auto Brokers but there was to be landscaping added to the base of the sign. Mr. Cerny responded they would revise the ground sign to be consistent with the façade and would put landscaping in as part of this overall project. He added he would be sure to relay to the owner that landscaping needed to be added to the ground sign. Chair Strogin stated a zoning permit would not be released until the ground sign was in compliance with the zoning resolution.

Mrs. Szunyog made a motion to approve the alteration of Medina Auto Brokers located at 4160 Pearl Rd. as presented. No signage has been submitted at this time. It was seconded by Mr. Overmyer.

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

MISC.

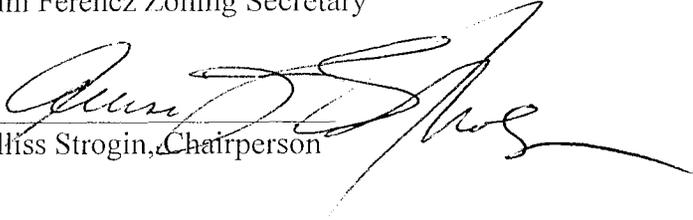
Secretary Ferencz stated Medina County Planning Services was holding a workshop on October 28, 2010 from 6-9pm. on Fair Housing and Zoning Law.

Chair Strogin stated regarding the approval of Internet Sweepstakes and Café, the Township Trustees amended the motion made by the Commission to approve the business but not referencing the specific court case; but that this business had to be in accordance with all State codes. The reason was if the ruling was ever changed or overturned the motion was not be affected.

Having no further business before the Commission the meeting was officially adjourned at 9:10 p.m.

Respectfully Submitted,

Kim Ferencz Zoning Secretary


Alliss Strogin, Chairperson

MEDINA TOWNSHIP
ZONING COMMISSION

MEETING HELD 9-21-10

NAME

ADDRESS

LINDA DETTOLF	4591 MARKS RD
DON KUENZER	4591 MARKS RD.
Robert E. Carlson	STAFF
Tommy Cerny	620 E. Smith Rd.
MATT PAINE STAFF	2771 MARKS RD
Allies Stueglin	STAFF
Kyle Nichol	121 S. MASSIE Ave. Fairlawn OH 44333
TERYL L. FOX	7108 ENNISFIELD CT DUBLIN OH 43017
JAMES APANA	3993 DUBLEZ
Cherie Kedge	ST
Christina	4004 Rensselaer
RASSHREE JAIN	5041 VICTOR DR.
Cynthia Sany	STAFF
Mac Cucum	STAFF
BORIS WILLIAMS	STAFF
Tim Grayson	4004 Rensselaer RD
DIANNA HUFFMAN	4025 REMSEN RD
Will Cht	3670 Hamilton Rd.
David Smith	111 W. Smith Rd.
by C. Roubach	4525 Walker Dr. Seville
Fred Sordiano	5387 Huntington Reserve