

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
FEBRUARY 15, 2011**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:35 p.m. Permanent Board members Overmyer, Apana, Szunyog, Erickson and Strogin were in attendance.

The Zoning Commission minutes from their January 24, 2011 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on March 3, 2011 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

Champlins Cleaners-3848 Medina Rd.

Mr. Ron Russell from J & R R Investments represented Champlins Cleaners. Mr. Russell stated this business operation inside his building would just be a drop off/pick up for items that would dry cleaned at another location and brought back to this facility. Mr. Russell commented that there is approximately 1000 sq. ft. left in the building to be rented out.

Mr. Erickson made a motion to approve the change of use for Champlins Cleaners located at 3848 Medina Rd. as presented. It was seconded by Mr. Overmyer.
ROLL CALL-Erickson-yes, Overmyer-yes, Szunyog-yes, Apana-yes, Strogin-yes.

Asian Martial Arts (Fenn Crossings)-3839 Pearl Rd.

Mr. Jeff Burlingame owner of Asian Martial Arts represented the signage request. Mr. Burlingame stated he was requesting a 16'4" x4'-8" wall sign for a total of 76.22 sq. ft. The frontage of this business has 80 ft. of linear frontage.

Mr. Overmyer made a motion to approve a wall sign not to exceed 76.22 sq. ft. for Asian Martial Arts located at 3839 Pearl Rd. (Fenn Crossings) as presented. It was seconded by Ms. Szunyog.
ROLL CALL- Overmyer-yes, Szunyog-yes, Erickson-yes, Apana-yes, Strogin-yes.

Edge Outdoors-4463 Weymouth Rd.

Mr. James Briola from Northcoast Signs was present to represent Edge Outdoors site and sign request. The nature of the business would be outdoor supplies and equipment. Edge Outdoors would be moving from their existing location behind Starbucks in Medina City to 4463 Weymouth Rd.

Mr. Apana asked about the approval of the existing eye doctor in that building and the issue of agriculture. Chair Strogin stated that this location used to be a nursery. When

Grace Brothers took it over they ran a nursery and opened up a bistro in the building. This area is zoned Business Limited (BL) and restaurants are not permitted in that particular district. However the State law says if 51% of a business is the selling, producing, etc. agricultural products it does not matter what makes up the other 49% of the business. That is how the "bistro" was allowed to open. When the bistro closed, another restaurant would not be allowed to open in that location because there was no longer an agricultural use being conducted on the property. This was an agricultural use not agricultural zoning. The Business Limited District allows for commercial land uses which can be compatible in a predominantly residential area...i.e. retail, medical offices, etc. Medina Township has three classifications of commercial uses: Business Limited, General Business and Business Intense.

Mr. Erickson made a motion to approve the change of use for Edge Outdoors to be located at 4463 Weymouth Rd. as presented. It was seconded by Mr. Overmyer. ROLL CALL-Erickson-yes, Overmyer-yes, Apana-yes, Szunyog-yes, Strogin-yes.

Mr. Briola stated he was also present to request a wall sign. The linear frontage of the building is 45 ft. The signage request is 43.3 sq. ft.

Mr. Apana asked if graphics was considered part of the sign? Chair Strogin stated yes a logo is considered part of a sign. "The area of a sign shall be measured by the smallest square, rectangle, circle that will encompass the entire advertising device..."

Mr. Overmyer made a motion to approve a wall sign not to exceed 43.3 sq. ft. for Edge Outdoors located at 4463 Weymouth Rd. as presented. It was seconded by Mr. Szunyog. ROLL CALL-Overmyer-yes, Szunyog-yes, Apana-yes, Erickson-yes, Strogin-yes.

MISC.

It is Zoning Inspector Ridgely and Kim Ferencz 12 yr. anniversary of working for Medina Township.

Secretary Ferencz stated the APA Zoning Workshop will be held on May 13, 2011 at the Tangiers in Akron. The NE Ohio Zoning and Planning Workshop would be held June 24, 2011 in Geneva. More details on cost and agenda to follow.

Having no further business before the Board, the meeting was officially adjourned at 8:20 p.m.

Respectfully Submitted, Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson