

**MEDINA TOWNSHIP
ZONING COMMISSION
ORGANIZATIONAL MEETING
JANUARY 17, 2012**

Acting Chairperson Alliss Strogin called the organizational meeting of the Medina Township Zoning Commission to order at 7:33 p.m. Permanent Board members Szunyog, Apana, Overmyer, Erickson and Strogin were in attendance. Alternate Board member Kuenzer was also in attendance.

ORGANIZATIONAL MEETING

Election of Officers

Secretary Ferencz called for nominations for Chairperson.

Mr. Overmyer made a motion to nominate Alliss Strogin as Chairperson of the Zoning Commission for the calendar year 2012. It was second by Mr. Apana. The nominations were closed.

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

The meeting was turned over to Chair Strogin. Chair Strogin then called for nominations for Vice Chairperson.

Mr. Erickson made a motion to nominate Mr. Overmyer as Vice Chairperson of the Zoning Commission for the calendar year 2012. It was second by Ms. Szunyog. The nominations were closed.

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

Set hearing dates/Confirm hearing posting

The Commission stated they would continue to meet on the 3rd Tuesday of the month at 7:30. Posting of the meeting would be placed on the Townhall marquee and The Gazette accordingly.

It will now be up to each zoning board member to make sure they comply with the 6 hours of mandatory training each year and to keep track of those workshops, seminars etc. attended and to provide proof of attendance to the Township Secretary Celia Goe.

Training: January 31, 2012 at 6:30 p.m. at the University of Akron in Lafayette-Dept. of Planning Services-West Branch Rocky River Balanced Growth Plan.

The Zoning Commission minutes from their December 20, 2011 meeting were approved as written.

Don Kuenzer was reappointed as the first alternate on the Zoning Commission and Mr. Gene Krause is the second alternate to the Zoning Commission.

The organizational meeting was closed at 7:45 p.m.

REGULAR MEETING

Chairperson Alliss Strogin called the regular meeting of the Medina Township Zoning Commission to order at 7:45 p.m. Permanent Board members Szunyog, Apana, Overmyer, Erickson and Strogin were in attendance. Alternate Board member Kuenzer was also in attendance.

The Trustees will hear site plans/signage on February 2, 2012 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

CONTINUANCE

US Bank-3705 Medina Rd.

Chair Strogin stated per the last meeting on this agenda item, she and ZI Ridgely and Ass't ZI Heiss spent three hours reviewing the audio recordings and minutes on Signature Square from the years 1998-1999 when this commercial development was approved. The end result is that the parcel that is currently being occupied by US Bank is not an individual parcel but part of the entire development known as Signature Square. Chair Strogin stated she also had a copy of the Declaration and Covenants which refer to the "entire development" consisting of parcels one, two three and four. US Bank is parcel three. It is not a stand alone parcel but part of the entire development known as Signature Square. ZI Ridgely sent this information to Mr. Joel Frezel for his review with his client US Bank. Mr. Frezel is the individual representing US Bank and their ground sign request. Chair Strogin added she also spoke with the original developer Joe Bierne and asked for his recall about the approval process of Signature Square. He stated that he was in agreement that the four parcels that make up Signature Square are considered as one and not separate parcels. He also stated there were to be no ground signs for the individual lots just for the complex known as Signature Square and that he would be happy to come before the Commission to personally make those statements.

Therefore Chair Strogin concluded that the Zoning Commission could not approve the ground sign for US Bank as it was not permitted per the Township Zoning Resolution. However if the applicant wanted to apply to the Board of Zoning Appeals they had the right to do so.

Secretary Ferencz stated a fax was received dated January 17, 2012 from Mr. Joel Frezel from Watkins Lighting representing US Bank. They are requesting to be tabled until the Commission's February meeting.

Mr. Overmyer made a motion to table the signage request for US Bank per the applicant's request until the Commission's February 21, 2012 meeting. It was seconded by Ms. Szunyog. ROLL CALL- Overmyer-yes, Szunyog-yes, Apana-yes, Erickson-yes, Strogin-yes.

SITE PLANS

Planned Parenthood-4018 Medina Rd. Suite C.

Mr. James Navratil and Ms. Elizabeth Bowen represented Planned Parenthood. Mr. Navratil stated Planned Parenthood would be moving to 4018 Medina Rd. Suite C. This is the site formerly occupied by Dr. Naples.

Ms. Szunyog made a motion to approve the change of use for Planned Parenthood to be located at 4018 Medina Rd. Suite C as presented. It was seconded by Mr. Overmyer.

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

Mr. Navratil stated that he was also before the Commission to request signage for Planned Parenthood. The first signage request was for a 4.5 sq. ft. wall sign. The business has 32 ft. of linear frontage.

Mr. Erickson asked about signage on the door. Ms. Bowen stated it would consist of their logo and their hours of operation. Chair Strogin responded that 20% of the glass window/door was permitted to be covered.

Mr. Apana made a motion to approve the wall sign for Planned Parenthood not to exceed 4.5 sq. ft. as presented. It was seconded by Mr. Erickson.

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

The second request was for a tenant panel for Planned Parenthood to be placed on the existing pylon sign.

Mr. Overmyer made a motion to approve a tenant panel to be placed on the existing pylon sign for Planned Parenthood not to exceed 2.44 sq. ft. as presented. It was seconded by Ms. Szunyog.

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

Pat O'Brien Chevrolet-3880 Pearl Rd.

Mr. Kim Mulder from Star Inc. represented Pat O'Brien Chevrolet. This car dealership is located at the corner of Fenn Rd. and Rt. 42. Chair Strogin stated for the record when this dealership was first developed it consisted of 7 parcels; several which were in different owners names. It was asked of Mr. O'Brien to consolidate all of the parcels into one under one ownership, which he did.

Mr. Mulder stated the new construction of the dealership would not fit on the existing land so parcels were purchased that had existing homes on them and frontage along Fenn Rd. Chair Strogin interjected that she was informed the land purchased consisted of two lots which are deep and land was going to be split off to make those residential uses on the lots viable but allow for the addition to the dealership as well.

Mr. Mulder continued that the body shop would be razed immediately. The service department and the sales building would stay intact while the new dealership was built. The existing pond on the rear of the property has been drained. Ms. Gardner interjected that when she was trustee, she was involved with the residents when the property was drained. It was stated by Soil and Water that they were talking with Mr. O'Brien at that time but it was uncertain at this time if a permit had been obtained. There were big issues regarding the drainage of the water and it flooding surrounding homes. Chair Strogan commented that approval to create a pond or drain a pond needs approval from the County Soil and Water District and the County Engineer's Office.

Mr. Mulder continued O'Brien's new retention area will be between the two houses and would be piped out directly to the existing storm water sewer on Fenn Rd. This is being approved by Soil and Water District. He added there is an existing retention pond at the corner of the property that will be enlarged to accommodate drainage issues as well.

Mr. Mulder stated this plan has been in front of ODOT for their review. The site would consist of two driveways on Pearl Rd. to deal with stacking issues on that Rd. and one drive off of Fenn Rd. as well.

Chair Strogan stated Fire Chief Crumley needs to be contacted. Chief Crumley has said there is a fire hydrant at Pearl and Fenn Rds. He wants that hydrant left and another placed by the driveway. Mr. Mulder stated they chose an alternative way to go with the placement of the fire hydrants but he would contact Chief Crumley accordingly to see what is required.

Regarding the parking lots, Mr. Mulder stated wherever large, heavy trucks would be parking, the lot would consist of concrete. The area where the car haulers come in and turn around would be gravel because it has been experienced that those haulers tear up asphalt. All other areas would consist of asphalt. The landscaping would be enhanced and lighting plans were in compliance with the zoning regulations.

Mr. Mulder explained the plans for a "second floor community room". This idea was taken from a dealership in Orrville, Ohio. This room would hold about 150-200 people. This could be used for proms, community functions i.e. Boy Scouts, etc. There would be no charge for using this room. To address the issue of parking for this "community room," Mr. Mulder responded most of these functions would take place in the evening or weekend nights so parking spaces should not be an issue. There are no cooking provisions in this community room. Any meals would need to be brought in accordingly.

Mr. Erickson made a motion to approve the new construction for Pat O'Brien Chevrolet located at 3880 Pearl Rd. as presented. It was seconded by Mr. Apana.

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

Bamboo House-3579 Medina Rd.

There was no one present to represent the requests for Bamboo House.

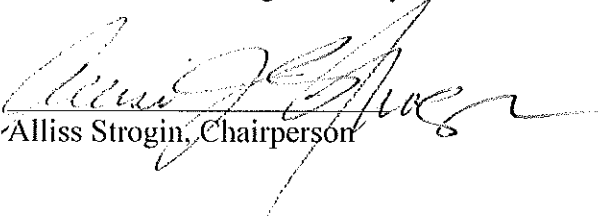
Mr. Overmyer made a motion to table the site and signage requests for Bamboo House until the Commission's February 21, 2012 meeting due to the applicant not being present this evening. It was seconded by Mr. Erickson.

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

Having no further business before the Commission, the meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Kim Ferencz-Zoning Secretary


Alliss Strogin, Chairperson