

**MEDINA TOWNSHIP  
ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 21, 2012**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Zoning Commission to order at 7:45 p.m. Permanent Board members Apana, Overmyer, Erickson and Strogin were in attendance. Alternate Board member Gene Kraus sat on the Commission this evening for a full 5-member Board.

The Trustees will hear site plans/signage on March 1, 2012 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

**CONTINUANCES**

**US Bank-3705 Medina Rd.**

Mr. Frezel from Watkins Lighting represented US Bank. He said he received all the documentation from the Township regarding the approval process for Signature Square and what Chair Strogin stated at the last meeting was correct about ground signs not being permitted in Signature Square, but US Bank still wants to be able to have a ground sign. Mr. Frezel added that US Bank is requesting a ground sign that does comply with the zoning code in terms of size, height and setback. In this particular instance, the prior owner of the property had given up the rights of all future owners of that property. Mr. Frezel reiterated that the proposed ground sign would meet the zoning code but does not meet zoning due to prior actions of the Commission creating the campus atmosphere. He continued the owner back in 1989 consolidated lots and made a campus environment and no longer owns the property. Chair Strogin interjected this situation was similar to someone who sells a condominium. They can sell the condo but it does not release the condominiums obligations of being part of the entire condominium development.

Mr. Frezel stated his client does not believe that it is right that someone gave up their rights in perpetuity for a ground sign. Chair Strogin responded it was no different if someone has an easement on one's property and someone buys the land... The easement remains.

Chair Strogin stated the Zoning Commission could not deviate from the zoning code. The code and the documents provided to the applicant clearly states that parcels 1, 2, 3 and 4 of the Signature Square development are bounded by the declarations, covenants and restrictions of the development. If Mr. Frezel would like to proceed before the BZA to request a variance on behalf of his client it is in his right to do so.

It was stated the deadline for submittal for the BZA was March 2, 2012 at noon to be on the BZA's March agenda. The hearing would take place March 21, 2012.

Mr. Overmyer made a motion deny the signage request for US Bank, as it is not in compliance with Section 605 H. of the Medina Township Zoning Resolution or with the Declarations, Deed Restrictions and Covenants for the development known as Signature Square.

It was seconded by Mr. Apana.

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

**Bamboo House-3579 Medina Rd.**

Mr. Sterrett from Medina Signs represented Bamboo House. He apologized for not being at the last meeting but he was home sick with the flu.

Mr. Sterrett stated he was present this evening to ask for the use to be approved for Bamboo House. This location was formally occupied by Quizno's. The proposed business is a Chinese restaurant.

Mr. Erickson made a motion to approve the change of use for Bamboo House to be located at 3579 Medina Rd. as presented. It was seconded by Mr. Kraus.

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

Mr. Sterrett stated he was also present to request signage for Bamboo House. This business has 25 ft. of linear frontage and the sign will be 25 sq. ft.

Mr. Overmyer made a motion to approve a wall sign for Bamboo House not to exceed 25 sq. ft. as presented. It was seconded by Mr. Kraus.

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

Lastly Mr. Sterrett was present before the Commission this evening to request a 3 sq. ft. tenant panel for Bamboo House to be placed on the existing pylon sign.

Mr. Kraus made a motion to approve a tenant panel to be placed on the existing pylon sign for Bamboo House not to exceed 3 sq. ft. as presented. It was seconded by Mr. Erickson.

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

**SITE PLANS**

**NOVA Care Rehabilitation-3985 Medina Rd. Suite #120**

Mr. Jerry Gunner from Washington Properties represented NOVA Care Rehabilitation and was seeking approval for the use from the Commission. Commission member Kraus made the announcement that he and Mr. Gunner are cousins.

Mr. Apana made a motion to approve the change of use for NOVA Care Rehabilitation to be located at 3985 Medina Rd. Suite #120 as presented. It was seconded by Mr. Overmyer.

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

Mr. Gunner stated that he was also before the Commission to request signage for NOVA Care Rehabilitation. The first signage request was for the portico. A variance of 13 sq. ft. was granted by the BZA for this building (Western Reserve) for signage to be placed on the porticos.

Mr. Erickson made a motion to approve the portico sign for NOVA Care Rehabilitation not to exceed 13 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

The second request was for a tenant panel for NOVA Care Rehabilitation to be placed on the existing pylon sign. The size of the sign to be 1.33 sq. ft.

Mr. Apana made a motion to approve a tenant panel to be placed on the existing pylon sign for NOVA Care Rehabilitation not to exceed 1.33 sq. ft. as presented. It was seconded by Mr. Erickson.

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

**Mohan Kareti MD (Comprehensive Pain Management)-4015 Medina Rd. Unit #50**

Mr. Jerry Gunner from Washington Properties represented Dr. Mohan Kareti a.k.a. Comprehensive Pain Management. This business would be locating in the former Medina Pediatrics location.

Mr. Erickson made a motion to approve the change of use for Mohan Kareti, MD (Comprehensive Pain Management) to be located at 4015 Medina Rd. Unit #50 as presented. It was seconded by Mr. Overmyer.

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

Mr. Gunner stated he was also present before the Commission to request a portico sign to consist of 10.76 sq. ft. As mentioned previously, a variance was granted by the BZA for the Western Reserve Building to have signs on the porticos not to exceed 13 sq. ft.

Mr. Erickson made a motion to approve a portico sign for Mohan Kareti, MD (Comprehensive Pain Management) not to exceed 10.76 sq. ft. as presented.

It was second by Mr. Overmyer.

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

The second request was for a tenant panel for Mohan Kareti, MD (Comprehensive Pain Management) to be placed on the existing pylon sign. The size of the sign to be 1.33 sq. ft.

Mr. Erickson made a motion to approve a tenant panel to be placed on the existing pylon sign for Mohan Kareti, MD (Comprehensive Pain Management) not to exceed 1.33 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

**Medina Car Care-3761 Pearl Rd.**

Mr. Robert McClure represented Medina Car Care. This business would consist of automotive repair. Chair Strogin asked about the landscaping. Mr. McClure stated they were cleaning up the landscaping and adding new plantings as well.

Mr. Overmyer made a motion to approve the change of use for Medina Car Care to be located at 3761 Pearl Rd. as presented. It was seconded by Mr. Kraus.

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

Mr. McClure said he was also present this evening to request a ground sign. He added they would just be changing out the plastic inserts on the existing sign to reflect the new name of the business. The location and size of the sign would remain as is which is 24 sq. ft.

Mr. Kraus made a motion to approve a ground sign for Medina Car Care not to exceed 24 sq. ft. as presented. It was seconded by Mr. Apana.

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

**Fifth Third Bank-3303 Medina Rd.**

Mr. Lou Belknap from Agile Sign and lighting represented Fifth Third Bank. He stated that the bank was requesting to change their signage due to the rebranding of the business. Mr. Belknap continued the first request is for a ground sign. They would take out the existing sign and the new sign would be in the same location but the sign would be lower in height.

Mr. Overmyer made a motion to approve a ground sign for Fifth Third Bank located at 3303 Medina Rd. not to exceed 32 sq. ft. as presented. Existing ground sign to be removed before installation of new ground sign. It was seconded by Mr. Kraus.

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

Mr. McClure said he was also present this evening to request a wall sign. The business has 66 ft. of frontage.

Mr. Apana made a motion to approve a new wall sign to replace the existing wall sign for Fifth Third Bank not to exceed 50 sq. ft. as presented. It was seconded by Mr. Erickson.

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

Lastly, Mr. Belknap stated he was before the Commission this evening to request directional signs for Fifth Third Bank. The signs are existing but the colors of the signs would be changed.

ZI Ridgely stated that some of the existing signs would be removed but the five signs as indicated on the application would remain.

Mr. Kraus made a motion to approve direction signs O, N, M, K and J for Fifth Third Bank. Each directional sign will not exceed 4 sq. ft. It was so noted that some of the existing directional signs would be removed due the rebranding of Fifth Third Bank. It was seconded by Mr. Overmyer.

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

**Backbone of Health-4483 Weymouth Rd.**

Mr. Sirna, the architect represented Backbone of Health. This is the former location of NOVA Veterinary Clinic. He stated the proposed business would consist of a chiropractic practice.

Mr. Kraus made a motion to approve the change of use for Backbone of Health to be located at 4483 Weymouth Rd. as presented. It was seconded by Mr. Overmyer.

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

Mr. Sirna stated he was also present to request signage for Backbone of Health. The existing digital sign would no longer function but they would use the existing base of the sign. The sign would consist of 28 sq. ft.

Mr. Apana made a motion to approve a ground sign for Backbone of Health not to exceed 28 sq. ft. as presented. It was seconded by Mr. Overmyer.

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

**MISC.**

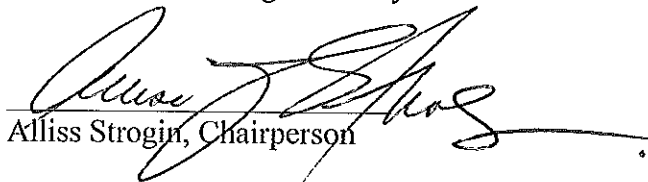
Requirement of 6 hours of continuing education required for all Commission members. Dept. of Planning Services will be holding a 4-course workshop. There is a minimal fee involved.

APA Planning Conference-June 22, 2012 Mentor, Ohio. All day workshop. Fee involved. It was stated that Commission members are to keep track of attendance and submit that information to the Township Secretary or Trustee Zoning Liaison (Ken DeMichael) accordingly.

Having no further business before the Commission, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Kim Ferencz-Zoning Secretary

  
Alliss Strogina, Chairperson