

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
MARCH 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 February 15, 2011 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on March 31, 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

Buffalo Wild Wings Eastpointe Dr.

Mr. Jerry Franklin owner represented BW-3. He stated they have been in business for 14 yrs. at this location and just renewed their franchise agreement and had to bring the business operation up to the new corporate specifications. Mr. Franklin stated he was before the Commission this evening to request an additional wall sign. Chair Strogin stated the code only permits one sign per business unless the business is on a corner lot.

ZI Ridgely stated BW-3 was looked at as a corner lot originally. Their wall sign originally faced the Harley Davidson store. Then it was moved to the west side (Wendy's Restaurant) facing Rt. 18 by a variance. ZI Ridgely continued the side that the sign is currently on now facing Arby's used to be on the side of the building where B-W3 extra parking is located. Now they are requesting a second wall sign.

The existing sign says Buffalo Wild Wings Grill and Bar. Mr. Franklin stated they would like to replace that sign with a new sign to read, Buffalo Wild Wings. Secondly they were requesting a sign above their doors with the logo and the wording Buffalo Wild Wings Grill and Bar. The dimensions of that sign are 60.12 sq. ft. Mr. Franklin stated their Medina location was in the top 75 of the chains 750 operations nationally.

Chair Strogin stated the Commission was only authorized to permit one sign. She noted that the applicant has filed an application for a variance for a second sign before the BZA tomorrow evening. Chair Strogin asked, since the Commission could only approve one sign; what sign did Mr. Franklin want to have approved this evening? Mr. Franklin responded the logo sign to be placed above the door.

Mr. Overmyer made a motion to approve a wall sign for BW-3 not to exceed 60.12 sq. ft. as presented. It was seconded by Mr. Erickson.

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

Ms. Szunyog made a motion to deny the request for a second wall sign for BW-3 located at 5050 Eastpointe Dr. as it would not be in compliance with the Medina Township Zoning Resolution Section 605 I.1-Wall Signs as presented. It was seconded by Mr. Erickson.

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

Sunshine Nails-2771 Medina Rd. (Plaza 71)

Ms. Quynh Chi Browning represented Sunshine Nails. The nature of this business is a nail salon. She stated they wanted to locate at 2771 Medina Rd. in Plaza 71 unit #22. Ms. Browning stated they have a lease but it has not been signed yet.

Mr. Overmyer made a motion to approve the change of use for Sunshine Nails to be located at 2771 Medina Rd. (Plaza 71) unit #22 as presented. It was seconded by Mr. Apana.

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

Synergy Worldwide LLC-3267 Pearl Rd.

Mr. Jeff Hooker represented Synergy Worldwide. He stated they would be locating at the old Asian Martial Arts location. This business is a truck brokerage firm call center. There would be no "inventory" on site.

Mr. Apana made a motion to approve the change of use for Synergy World Wide LLC to be located at 3267 Pearl Rd. as presented. It was seconded by Mr. Overmyer.

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

Mr. Hooker stated he was also present to request a ground sign. He added he was going to use the existing sign posts and just be putting a new face on the sign to reflect the new business. The signage request is for 12.91 sq. ft.

Mr. Overmyer made a motion to approve a ground sign not to exceed 12.91 sq. ft. for Synergy Worldwide LLC located at 3267 Pearl Rd. as presented. It was so noted that landscaping will be installed around the base of the sign in the spring. It was seconded by Mr. Erickson.

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

MISC.

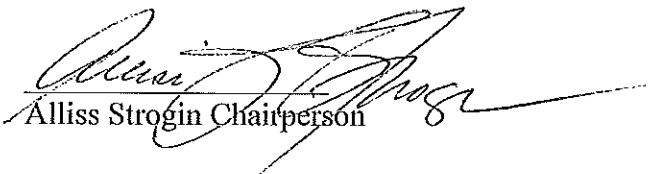
Mr. Tom DePaul stated he was a resident of the Township and worked at Creative Early Learning Center. He added that those who live in the area know that Rt. 18 is Medina Rd. On the north side of the street is Victor Dr. which presently has 6-7 businesses located on that road. The question he had was if there was anything that could be done or granted to put a sign on the grassy area on Rt. 18 to highlight those business located on Victor Dr. He continued that with all the traffic on Rt. 18 as it appears those businesses are getting "lost" being on Victor Dr.

Chair Strogin stated unfortunately the Township does not permit off-premise signage. The reason why the businesses on Victor Dr. do not have any signage on Rt. 18 is because none of the businesses have frontage on Rt. 18 which is the main drag. She continued that there was nothing legally that the Township could do but made the suggestion that when those businesses on Victor Dr. do any advertising that is done making reference to the location i.e. Victor Dr. off of Rt. 18. Chair Strogin concluded that if one offers a good product at a fair price customers find you. Mr. DePaul stated he was representing the group of businesses on Victor Dr. and thanked the Commission for their consideration and would relay that information to the business owners.

Trustee Gardner stated at the last Trustee meeting Linda DeHoff was named the new Fiscal Officer to replace Terri George who has resigned as of the end of this month.

Having no further business before the Board, the meeting was officially adjourned at 8:09 p.m.

Respectfully Submitted, Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson