

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
APRIL 19, 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 Board also welcomed Don Kuenzer as an alternate to the Zoning Commission.

The Zoning Commission minutes from their March 15, 2011 ^{meeting} were tabled for approval. The Trustees have scheduled site plan reviews to be heard on April 28, 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

Lite House Pools-3800 Stonegate Dr. Suite B

Mr. Chris Curcio represented Lite House Pools. He stated they would be moving from their current location in the K-mart shopping Plaza to 3800 Stonegate Dr. Lite House Pools would close at the current location and open up in the former space occupied by Petco.

Mr. Erickson made a motion to approve the change of use for Lite House Pools to be located at 3800 Stonegate Dr. Suite B as presented. It was seconded by Ms. Szunyog. ROLL CALL-Erickson-yes, Szunyog-yes, Overmyer-yes, Apana-yes, Strogin-yes.

Mr. Stump from Agnew Sign Co. represented Lite House Pools signage requests. The first sign being requested was a 12'x9" tenant panel sign.

Mr. Overmyer made a motion to approve a tenant panel to be placed on the existing identification sign for Lite House Pools not to exceed 9 sq. ft. as presented. It was seconded by Mr. Apana.

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

The second request was for a 126 sq. ft. wall sign. Mr. Stump stated the majority portion of the sign consisted of the Lite House Pools logo. The dimensions of the sign is 28'x4'6". He continued they were asking for a larger sign as policy seemed to have been permitted for Kohl's and Hobby Lobby. Mr. Stump stated the sign is really not that large but the logo results in the 126 sq. footage. He added that they have filed to be heard by the BZA tomorrow evening.

Chair Strogin stated that per the Zoning Resolution only one wall sign is permitted not to exceed 80 sq. ft. She confirmed that the signage in that shopping campus was larger than 80 sq. ft. per variances that were granted. Chair Strogin stated the Commission could

only grant an 80 sq. ft. wall sign. Mr. Stump stated he understood the code and added they were only requesting one sign though they were allowed two based a previous variance granted. Chair Strogin stated she could not guarantee what would transpire with the Board of Zoning Appeals and what they would or would not grant. The applicant was asked if they wanted the Commission to approve an 80 sq. ft. wall sign so Lite House would at least have that approval, or for the Commission to deny the approval of a 126 sq. ft. wall sign and the applicant would take their chance for signage before the BZA. The applicant and his representative asked for approval for an 80 sq. ft. wall sign and added they would be seeking a variance for the additional square footage before the BZA tomorrow evening.

Mr. Vaughn owner of the building (formerly DIY) Lite House Pools would occupy asked about the signage that was approved and/or granted by the Township. Chair Strogin responded an 80 sq. ft. wall sign on the front of the building is what the zoning code allows. The 80 sq. ft. on the side of the building was permitted for Petco. The library had its own signage because it was a separate business in that building. Therefore whatever units are left to be occupied would be permitted a maximum of 80 sq. ft. of signage based on their frontage.

Ms. Szunyog made a motion to approve an 80 sq. ft. wall sign on the front of the building for Lite House Pools as modified. It was seconded by Mr. Apana.

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

Announcements:

CPC workshops:

April 27, 2011 topic: Zoning Commission

May 18, 2011 topic: Board of Zoning Appeals

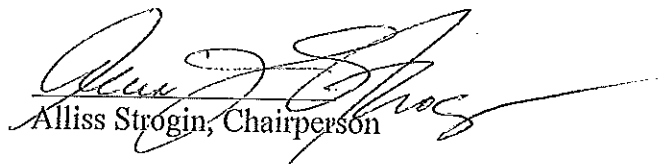
April 27, 2011 -Farm Bureau topic-Oil and Gas Regulations and fracking-County Administration Bldg. at 7:00 p.m.

May 13, 2011 APA Zoning Conference-Tangier's in Akron, Ohio

Trustee Gardner stated she could group register those who want to attend

Having no further business before the Board, the meeting was officially adjourned at 8:10 p.m.

Respectfully Submitted, Kim Ferencz, Zoning Secretary


Alliss Strogin, Chairperson