

**MEDINA TOWNSHIP
ZONING COMMISSION
REGULAR MEETING
JUNE 21, 2011**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Zoning Commission to order at 7:33 p.m. Permanent Board members Apana, Szunyog, Overmyer and Strogin were in attendance. Permanent Board member Erickson was absent. Alternate member Kuenzer sat in for a full board.

The Zoning Commission minutes from their May 17, 2011 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on July 7, 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

Medina County Domestic Relations Location-4046 Medina Rd.

Mr. Christopher Jakab represented the Medina County Commissioners Office. He stated they would be moving the Medina County Domestic Relations Court Parenting Programs to the former YWCA location at the corner of Foote Rd. and Rt. 18.

Mr. Overmyer asked if the lot was gravel? Mr. Jakab stated it was and they would mark and stripe the parking. Chair Strogin stated that the code requires hard surface paving and asked this be kept in mind during budgetary discussions by the County.

Ms. Szunyog made a motion to approve the change of use for Medina County Domestic Relations Court Parenting Programs to be located at 4046 Medina Rd. as presented. It was seconded by Mr. Kuenzer.

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

Western Reserve Masonic Community Inc.-4931 Nettleton Rd.

Mr. Jay Detore President of Western Reserve Mason Community addressed the Commission. He stated that they wanted to erect a cover over an existing sitting area for the residents of their facility at the lake in front of the building. The cover would be open in nature.

Mr. Overmyer made a motion to approve a change of use for the addition of a 280 sq. ft. pavilion for Western Reserve Masonic Community located at 4931 Nettleton Rd. as presented.. It was seconded by Mr. Apana.

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

Summa Health Center-3780 Medina Rd.

Mr. David Sawitke from Innerface Architectural Signage represented Summa Health Care. He stated the original ground sign location was to be on the east side of the drive apron. With the setbacks required, and as the building has been operating, there have been complaints from the neighbors especially Russell Realty, that patrons heading west on Rt. 18 could not see the sign and were turning around in their driveways. Mr. Sawitke stated the reason for moving the sign is that there is a pond on one side and drainage on the other with a drive going up the middle. Mr. Sawitke stated he took pictures to make sure where they wanted to move the sign was not going to obstruct traffic. It was mainly a westbound problem. The sign is also proposed to be a bit larger because of the existing guardrail.

Chair Strogin stated the zoning code only allows a height of 10 ft. and the sign needs to be 10 ft. from the road right of way. The sign is proposed to be only 5 ft. from the right of way. An alternative would be to mound the sign and push it back 5 ft. Otherwise it would have to go before the BZA.

Mr. Sawitke stated he would like to table the signage request before the Commission to look to see if other alternatives could be accommodated to meet the zoning code.

Mr. Kuenzer made a motion to table the ground sign request for Summa Health Center until the Commission's July 19, 2011 meeting. It was seconded by Mr. Apana.
ROLL CALL- Kuenzer-yes, Apana-yes, Szunyog-yes, Overmyer-abstain (Summa is his health care provider), Strogin-yes.

Champlins Cleaners-3848 Medina Rd.

Mr. Dean Schramm from Schramm Signs represented Champlins Cleaners. He stated that he was before the Commission this evening to request a 28 sq. ft. wall sign.

Chair Strogin stated that the door in the picture is not the door to enter to cleaners. That door is around the corner. Mr. Schramm stated that was correct but all the windows shown in the drawing all belong to Champlins Cleaners. The door is a shared door for both the cleaners and the chiropractor's office. There would be a proposed 4 sq. ft. plaque to identify the cleaner as well.

Chair Strogin stated she felt it was confusing. Mr. Schramm stated he felt the configuration of the building was confusing. Chair Strogin stated she understood that this building was changed from what it was originally proposed to be.

Mr. Kuenzer made a motion to approve a wall sign for Champlins Cleaners not to exceed 28 sq. ft. as presented. It was seconded by Mr. Overmyer.
ROLL CALL- Kuenzer-yes, Overmyer-yes, Apana-yes, Szunyog-yes, Strogin-yes.

Mr. Schramm stated he was also present to request a 7.77 sq. ft. panel sign to be placed on the existing identification sign for Champlins Cleaners. It may even be smaller but that is what is being requested this evening.

Mr. Apana made a motion to approve a panel sign to be placed on the existing identification sign for Champlins Cleaners located at 3848 Medina Rd. not to exceed 7.77 sq. ft. as presented. It was seconded by Ms. Szunyog.

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

Kumon-3725 Medina Rd. Suite #114

Mr. James Briola from Northcoast Signs and Lighting represented Kumon. This business would consist of a tutoring center.

Mr. Overmyer made a motion to approve the change of use for Kumon to be located at 3725 Medina Rd. Suite #114 as presented. It was seconded by Mr. Kuenzer.

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

Mr. Briola stated he was also present to request a wall sign for Kumon not to exceed 13.26 sq. ft.

Mr. Apana made a motion to approve a wall sign for Kumon not to exceed 13.26 sq. ft. as presented. It was seconded by Mr. Kuenzer.

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

Lastly, Mr. Briola stated he was also present to request a tenant panel to be placed on the existing pylon sign for Kumon. The sign would be 4 sq. ft.

Mr. Overmyer made a motion to approve a tenant panel sign to be placed on the existing pylon sign for Kumon located at 3725 Medina Rd. Suite # 114 not to exceed 4 sq. ft. as presented. It was seconded by Mr. Kuenzer.

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

Medina Creative Housing- Creative Living Way

Mr. Bob Arnold represented Medina Creative Living Way. He stated that they have received funding for one more building through the State of Ohio which is where there was a building shown on the master plan. We received a variance previously for the side yard setback and the number of parking spaces. The sidewalk would be revised as well.

Fire Chief Crumley asked if the building would be sprinkled? Mr. Arnold stated it would.

Regarding the landscaping, Mr. Arnold stated that there would be landscaping changes made as well due to the addition of an existing bedroom to the units in the building.

Mr. Apana made a motion to approve Bldg. C Phase 2 of Medina Creative Living IV as presented with the modification of placement of sidewalk and the reference by the Fire Chief to have the building sprinkled as previously agreed to. It was seconded by Mr. Overmyer.

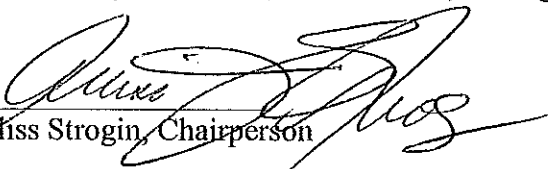
ROLL CALL-Apana-yes, Overmyer-yes, Kuenzer-yes, Szunyog-yes, Strogin-yes.

Announcements

- The Dept. of Planning Services Comprehensive Land Use workshop for June 2011 has been cancelled.
- N.E. Ohio Planning and Zoning Conference-June 24, 2011 in Geneva, Ohio

Having no further business before the Board, the meeting was officially adjourned at 9:00 p.m.

Respectfully Submitted, Kim Ferencz, Zoning Secretary


Alkiss Strogin, Chairperson