

**MEDINA TOWNSHIP
ZONING COMMISSION
REGULAR MEETING
JULY 19, 2011**

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

The Zoning Commission minutes from their June 21, 2011 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on August 4, 2011 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

CONTINUANCES

Summa Health Center-3780 Medina Rd.

Mr. Sawtike from Innerface Architectural represented the ground sign request for Summa Health Center. He stated that Summa Health Center re-thought their signage request. Based on the recommendations by the Commission at their last meeting, he revised the sign to be an overall height of 10 ft. and built a mound to accommodate the sign, which would be 12 ft. back from the road right of way. The sign would be 30 sq. ft.

Ms. Szunyog stated she felt the Township's landscaping requirement was more addressing a pole sign and not a ground sign. She stated if and when the Commission revised the signage language they could take more modern signage regulations into consideration. Also I don't agree with the mounding to get the sign to a certain height and don't feel is what the code really meant. The sign regulations need to be revisited.

Chair Stogin stated that low lying landscaping could be accommodated around the mound.

Mr. Overmyer made a motion to approve a ground sign not to exceed 30 sq. ft. in size and 10 ft. in height for Summa Health Center located at 3780 Medina Rd. It was seconded by Mr. Erickson.

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

SITE PLANS

Kaiser Permanente (Medina Micro Clinic)-3645 Medina Rd.

Mr. Bob Medziuch from Hofmenstoff Architects and Mr. Mark Wilkes Senior Project Manager from Kaiser Permanente represented a change of use request. This is the former location of Ohio Heart on Rt. 18. Mr. Medziuch stated Kaiser was in negotiations with the owner of building to lease or lease to purchase the existing building. This would be an out patient clinic. They are proposing to add a canopy and a small addition to the front of

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the existing building. The existing building goes into the front yard setback by 3 ft. They are looking to extend into the front yard setback an additional 8 ft. This is a corner lot with equal front yard setbacks. The existing building sits back 60 ft. They are looking to add a low landscape wall on the western side that would extend into that setback an additional 8 ft. Mr. Medziuch continued that the extension of the setback on Medina Rd. is for a canopy to offer protection for their clientele.

Chair Strogan asked how the canopy was going to offer protection when there was no parking underneath it? Mr. Medziuch responded, it was for drop off purposes only so as not to encroach more into the setback. He added that Kaiser was in negotiations with the owner of the building and this would be the most improvements that would be made to the building and site. If they get into a lease arrangement, Kaiser might not want to spend the money to make those improvements at this time but would just want their use approved.

Chair Strogan stated the setback on the side was not changed until after this building was constructed. She added she meant that the requirement that each setback on a corner lot had to be the same was not in force at the time the building was constructed. Chair Strogan stated that Kaiser Permanente has filed for a variance for tomorrow evening and therefore this issue would need to be addressed.

Chair Strogan stated the Commission could approve the use but could not approve the proposed additions. The building was legal at the time it was built, therefore it is a preexisting, non-conforming use as far as the side yard setback goes. But since you have to go before the BZA for the canopy setback, it would be good to legitimize the side yard setback especially for record purposes.

Chair Strogan stated the dumpster enclosure needed to be screened as well as the parking lot be striped and landscaping added.

Mr. Overmyer made a motion to approve the change of use for Kaiser Permanente to be located at 3645 Medina Rd. as presented. It was seconded by Mr. Erickson.
ROLL CALL- Overmyer-yes, Erickson-yes Szunyog-yes, Apana-yes, Strogan-yes.

Mr. Erickson made a motion to deny the additional proposed improvements to the existing building for Kaiser Permanente to be located at 3645 Medina Rd. due to non-compliance of the front and side yard setback requirements per the Medina Township Zoning Resolution. It was seconded by Mr. Apana.
ROLL CALL- Erickson-yes, Apana-yes, Szunyog-yes, Overmyer-yes, Strogan-yes.

Dairy Queen-2895 Medina Rd.

Mr. Michael Benya from Benya Architects and the owner, Chuck Bartholomew represented Dairy Queen and their proposed additions to the building and signage requests.

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Mr. Benya stated their first request was a 2 ft. addition on the front of the building for a stone chimney for the new re-imagining program for Dairy Queen.

Chair Strogin stated many variances were granted to the business when the State took right of way for the Rt. 18 widening project.

Mr. Overmyer made a motion to approve a 2 ft. addition on the front of the building for Dairy Queen located at 2895 Medina Rd. not to exceed 36 sq. ft. as presented. It was seconded by Ms. Szunyog.

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

Mr. Benya stated they would be adding a 4 ft. canopy over the drive-thru window located at the rear of the building.

Ms. Szunyog made a motion to approve the addition of a canopy over the existing drive thru window located at the back of the building not to exceed 48 sq. ft. for Dairy Queen located at 2895 Medina Rd. as presented. It was seconded by Mr. Overmyer.

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

Mr. Benya stated he was also present this evening to request updated signage for Dairy Queen. The sign would be located on the stonewall chimney on the front of the building. The frontage of the business is 84 linear ft. The wall sign is for a 44.66 sq. ft. wall sign.

Chair Strogin stated when Rt. 18 was widened, Dairy Queen was highly affected and that is why the pole sign is located so close to the road. It is located on a small out lot that has been there for many, many years.

Mr. Apana made a motion to approve a wall sign not to exceed 44.66 sq. ft. for Dairy Queen located at 2895 Medina Rd. as presented. It was seconded by Mr. Overmyer.

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

The second signage request is a remodeling of the existing 27.63 sq. ft. pole sign. The logo would be changed to reflect the new corporate image of Dairy Queen and they would be adding a digital reader board and removing the static reader board.

ZI Ridgely stated Dairy Queen was granted a variance for the existing reader board before 1975.

Mr. Overmyer made a motion to approve the refurbishing of the existing, grandfathered pole sign not to exceed 27.63 sq. ft. with a new logo as well as a digital reader board to replace the existing static reader board for Dairy Queen located at 2895 Medina Rd. as presented. It was seconded by Ms. Szunyog.

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

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The owner has been informed of the digital message sign regulation per Section 605 M. of the Medina Township Zoning Resolution and has agreed to abide by those requirements.

Halloween City-4927 Grande Shop Ave.

Mr. Book represented Gags and Games Inc. dba Halloween City. Mr. Book stated he was the regional manager for Halloween City and Party City. Halloween City would be leasing space formerly occupied by Borders Books in Medina Grande Shops. The store would be open from September 6, 2011 until November 2, 2011. They would occupy 10,000 sq. ft. of the previous Borders' location and would be making no improvements to the building.

Mr. Book stated after Halloween City has finished its operation, they may open a permanent Party City location but that has not been determined at this time.

Mr. Apana made a motion to approve the temporary change of use for Halloween City to operate at 4927 Grande Shop Ave. as presented. It was seconded by Mr. Erickson.
ROLL CALL-Apana-yes, Erickson-yes, Overmyer-yes, Szunyog-yes, Strogin-yes.

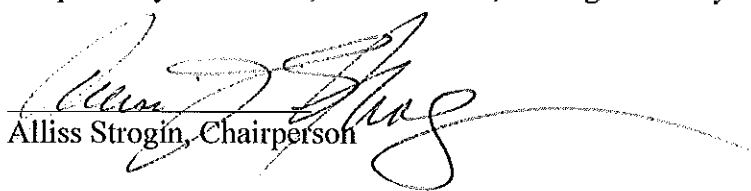
Mr. Book stated they were also present this evening to request signage. They were requesting a 24 sq. ft. tenant panel to be placed on the existing pylon sign.

Mr. Overmyer made a motion to approve a tenant panel sign not to exceed 24 sq. ft. for Halloween City to be located at 4927 Grande Shop Ave. as presented. It was seconded by Ms. Szunyog.
ROLL CALL-Overmyer-yes, Szunyog-yes, Apana-yes, Erickson-yes, Strogin-yes.

Adjournment

Having no further business before the Board, the meeting was officially adjourned at 8:48 p.m.

Respectfully Submitted, Kim Ferencz, Zoning Secretary


Alliss Strogin, Chairperson