

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/REGULAR MEETING
March 21, 2006**

Acting Chairperson Strogin called the organizational meeting of the Medina Township Board of Zoning Commissioners to order at 7:32 p.m. All Board members were in attendance except for Mr. Griffith. Mr. Ray Jarrett sat in for a full Board.

ELECTION OF OFFICERS

Secretary Ferencz called for nominations for Chairperson.

Mrs. Gardner made a motion to nominate Alliss Strogin as Chairperson to the Zoning Commission for the calendar year 2006. It was seconded by Mr. Jarrett. The nominations were closed.

ROLL CALL- Gardner-yes, Jarrett-yes, Williams-yes, Overmyer-yes, Strogin-yes.

Chair Strogin then called for nominations for Vice Chairperson.

Mr. Williams made a motion to nominate Mrs. Gardner as Vice Chairperson to the Zoning Commission for the calendar year 2006. It was seconded by Mr. Overmyer. The nominations were closed.

ROLL CALL- Williams-yes, Overmyer-yes, Jarrett-yes, Gardner-yes, Strogin-yes.

Set hearing dates/Confirm hearing posting

The Commission stated that they would continue to meet on the 3rd Tuesday of the month at 7:30. Posting of the meeting would be placed on the Townhall marquee.

The Trustees have scheduled site plan reviews to be heard on April 10, 2006 at 7:30 p.m. A letter would be sent to the applicant when their site plan would be heard by the Trustees.

The organizational meeting was closed at 7:38 p.m.

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:38 p.m. All Board members were in attendance except for Mr. Griffith. Mr. Ray Jarrett sat in for a full Board.

CONTINUANCES

Red Roof Inn (5021 Eastpointe Dr.)

A letter was received via fax from Mr. Chip Klinkenberg from Illes Architects stating they were withdrawing their site plan request. (See file).

The Board acknowledged that this item was no longer on its agenda.

SITE PLANS

Medina Laser Car Wash (3277 Medina Rd.)

Mr. Jim Campbell represented Medina Laser Car Wash. He stated that the reason they were before the Commission this evening was because of the road widening of Rt. 18 by the State. As a result, Medina Laser Car Wash no longer had the required frontage nor was their sign 10 ft. from the road right of way.

Mr. Campbell stated that the required frontage was 100 ft. and after the road widening they had 82 ft. Chair Strogan explained that the Zoning Commission could not approve the revised site plan because it did not meet the zoning code requirements. Mr. Campbell stated that he understood and already applied to the BZA for May.

Mrs. Gardner made a motion to deny the revised site plan for Medina Laser Car Wash regarding the 100 ft. required frontage as it is no longer in compliance per Section 405.3.C. of the Zoning Resolution due to the road widening project on Rt. 18 by the State. It was seconded by Mr. Jarrett.

ROLL CALL-Gardner-yes, Jarrett-yes, Overmyer-yes, Williams-yes, Strogan-yes.

Mr. Campbell stated their identification sign also was no longer in compliance. The requirement is 10 ft. from the road right of way and with the road widening it was only 8 ft. He added the sign could not be moved to be in compliance with the code. Mr. Campbell stated he realized the Commission could not approve the sign and added he made application to be on the Board of Appeals agenda for May.

Mr. Jarrett made a motion to deny the location of the identification sign for Medina Laser Car Wash as it was no longer in compliance with Section 605 C of the Zoning Resolution. It was seconded by Mr. Williams.

ROLL CALL-Gardner-yes, Williams-yes, Overmyer-yes, Jarrett-yes, Strogan-yes.

Kay Jewelers (4939 Grand Ave. Medina Grande Shoppes)

Mr. Ken Watt from Sterling Jewelers represented Kay Jewelers. He stated that they would be relocating from a shopping complex in Medina City to Medina Grande Shoppes space G-1.

Mrs. Gardner made a motion to approve the site plan for Kay Jewelers to be located in Medina Grande Shoppes as presented. It was seconded by Mr. Williams.

ROLL CALL-Gardner-yes, Williams-yes, Overmyer-yes, Jarrett-yes, Strogan-yes.

Mr. Watt stated he was also requesting approval of signage. Kay Jewelers would have the following signage:

(1) Main wall sign-not to exceed 26 sq. ft.

(1) Storefront Founders Plaque (8"x12") which would be considered a directional sign which cannot exceed 4 sq. ft.

Window Signs (vinyl applied letters) which cannot exceed 20% of the face of the building. The lettering on the door would consist of the stores days/hours, and Firearm notification (4"x12"). The Commission stated that these would be considered informational signs.

Mr. Watt then presented a letter from the landlord giving permission to have Kay Jewelers name placed on the pylon sign. ZI Ridgely stated the developer of the shopping complex, Mr. Matt Casey of the Zaremba Group, stated he would be handling the pylon sign for the entire complex.

Chair Strogin stated that the 2 pylon signs for this development were approved by the BZA. Who gets the largest/smallest space on the sign was up to Zaremba Group. The Commission was not going to act on that request until it was formally addressed by the Zaremba Group.

Mr. Overmyer made a motion to approve the wall sign for Kay Jewelers not to exceed 26 sq. ft. and the directional sign and miscellaneous informational signs to be approved as submitted. It was seconded by Mr. Williams.

ROLL CALL-Williams-yes, Overmyer-yes, Jarrett-yes, Gardner-yes, Strogin-yes.

The minutes to the Board's February 21, 2006 regular meeting were approved as amended.

MISC.

Chair Strogin stated that a letter has been sent to Mr. Russ Price regarding the proposed Rivendale Subdivision in that it would not be approved by the Township until sufficient wording on the easement was provided. Also new declarations and covenants have been submitted that needed to be reviewed and approved.

Trustee Wilkins introduced Zoning Commission second alternate Mr. Greg Alber and alternate to the Board of Zoning Appeals Mr. Robert Erickson.

Having no further business before the Board, the meeting was officially adjourned at 8:25 p.m.

Page 4 ZC 3/21/06

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Aliss Strogan Chairperson