

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JUNE 20, 2006**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. All Board members were in attendance except for Mr. Griffith. Mr. Ray Jarrett sat in for a full Board.

The Zoning Commission minutes to the May 16, 2006 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on June 28, 2006 at 7:30 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

SITE PLANS

Barnum Beauty Systems (3729 Stonegate)

Mr. Karl May from Kengraphics Signs represented Barnum Beauty Systems. This use has previously been approved. The request before the Board is for signage. The tenant has 24 linear feet of building frontage. The sign proposed is 19.66 sq. ft.

Mrs. Gardner made a motion to approve the wall sign not to exceed 20-sq. ft. as presented. It was seconded by Mr. Jarrett.

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

Land America Lawyers Title (Western Reserve Office Park) 3995 Medina Rd. Suite 100)

Mr. Jerry Gunner from Washington Properties represented Land America Lawyers Title. They would be taking the space formally occupied by A.G. Edwards.

Mr. Williams made a motion to approve the change of use for Land America Lawyers Title as presented. It was seconded by Mr. Overmyer.

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

Mr. Gunner stated he was also proposing a portico sign. Chair Strogin stated that there was a variance granted for 13 sq. ft. portico signs for this complex.

Mr. Overmyer made a motion to approve a portico sign for Land America Lawyers Title not to exceed 7-sq. ft. as presented. It was seconded by Mrs. Gardner.

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

Zaremba Group Medina Grande Shoppes Outlot J

Mr. Matt Casey from Zaremba Group represented Outlot J of Medina Grande Shoppes. The Zaremba Group is the owner and developer of Medina Grande Shoppes. This parcel was approved with the original site plan for the shopping complex. Originally Zaremba Group was going to sell the outparcel but has now decided they would develop it themselves. There would be no access to the outparcel onto Grande Blvd. it would be accessed internally through the parking lot of Medina Grande Shops.

Mr. Casey continued that the architecture and landscaping would be the same as the shopping complex. There would be one lightpole placed on the existing island, as there was enough illumination from the complex to accommodate adequate lighting of the site. The dumpsters would be located in the rear and would be enclosed as required.

Mr. Casey stated the building proposed would be 8,000 sq. ft. It may be utilized by one tenant or divided for multi-tenants as they do not have a tenant signed as of this time. The building has been designed as to not require any variances. A drive-thru may be utilized.

Mr. Jarrett complimented Mr. Casey on the complete application submitted. Mrs. Gardner stated she was at the complex and asked if stop signs could be implemented for better traffic control. Mr. Casey stated they would be putting up stop signs and doing striping to address this issue.

Chair Strogin mentioned the balloons that were up when some of the stores in the complex opened. Mr. Casey stated that the tenants have been made aware that no balloons were allowed. He added that a grand opening for the entire complex was being coordinated to take place soon.

Fire Chief Crumley stated that regarding the proposed 8,000-sq. ft. building for outlot J, the size of the building was under what was required to have a sprinkler system installed. However, Chief Crumley asked Mr. Casey if he would be willing to do so anyway as a benefit to the Township and particular the Fire Dept. Also, there was the issue of striping for fire lanes and emergency access. Mr. Casey stated he would be willing to work with the Fire Dept. accordingly.

Mr. Jarrett made a motion to approve outlot J of the Zaremba Complex on Grande Blvd as presented. It was seconded by Mrs. Gardner.

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

Asian Martial Arts (3267 Pearl Rd.)

Mr. Nick Dominguez represented Asian Martial Arts. He stated the owner, Mr. Burlingame would be expanding this operation by opening up the adjacent unit, and using the space for an active workout area as well as the retail sale of martial arts supplies.

Mr. Overmyer stated there are several 4 sq. ft. signs posted along Pearl Rd. stating what disciplines are being taught at this facility which need to be removed as that constitutes advertising and is not permitted.

Chair Strogan asked Mr. Dominguez to inform the owner that those signs need to be removed. Chair Strogan added that since there would not be a different tenant going into the other unit, Asian Martial Arts could utilize additional space for signage as permitted. Mr. Dominguez stated he would inform the owner.

Mr. Overmyer made a motion to approve the change of use for Asian Martial Arts as presented. It was seconded by Mr. Williams.

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

Excalibur AutoBody (3964 Pearl Rd.)

Mr. Mitchell Rudolph owner represented Excalibur AutoBody. This business is formally Medina Auto Shop. Mr. Rudolph stated this is a new business and he was the owner of Excalibur AutoBody and had no affiliation with Medina Auto Shop though the nature of the two businesses are the same.

Mr. Jarrett asked if there were any variances granted to the previous business regarding the side yard setback? Chair Strogan stated that the previous business had been there for years. Mr. Rudolph stated the side yard setback was 50 ft. Medina Auto Body was built in 1986.

Mrs. Gardner made a motion to approve the change of use for Excalibur Auto Body as presented. It was seconded by Mr. Williams.

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

Mr. George Dragon from Cicogna Sign Co. represented Excalibur Auto Body and their signage requests.

The business has 68 linear feet of building frontage. The wall sign request is for 68 sq. ft. The existing sign would be removed.

Mrs. Gardner made a motion to approve the wall sign for Excalibur Auto Body not to exceed 68-sq. ft. as presented. It was seconded by Mr. Overmyer.

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

Mr. Dragon from Cicogna Sign stated he was also requesting a pole sign. Chair Strogan stated pole signs were no longer permitted in the Township but since this is an existing pole sign and has not been discontinued as such for a period of two years, it was permitted and grandfathered.

Chair Strogin asked Mr. Dragon and Mr. Rudolph if they would consider boxing in around the pole of the sign for aesthetic purposes. Mr. Dragon and Mr. Rudolph agreed. Mr. Williams made a motion to approve a pole sign for Excalibur Auto Body not to exceed 24-sq. ft. as presented. It was seconded by Mr. Jarrett.

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

It is so noted that the owner has agreed to put a cover around the pole for aesthetic purposes.

MISC.

A resident of Foote Rd. stated she was present to get clarification of the rumor that Foote Rd. was going to be rezoned all commercial. ZI Ridgely stated that she received several phone calls as well. Chair Strogin stated that Attorney Stan Scheetz addressed a letter to the Township for a proposal for Foote Rd. that would require a zoning change. Mr. Scheetz was told by the Township that the Township was not interested in his proposal. Chair Strogin stated there has been conversations between the Mayor of the City of Medina and Medina Township, that there would be no further annexation of residential land. Trustee Michael Todd confirmed Chair Strogin's comments and added that Mr. Scheetz letter was sent to the City and the Township. The proposal has been turned down in part due to the cooperation between the City and the Township.

An intern named Mike was working with the Medina Township Fire Dept. He stated he was studying and reviewing areas for the potential location of a fire station, and there were several factors such as where were the potential areas of growth in the Township. He then asked the Commission the following:

1. When is the Business District on Pearl Rd. expected to reach its full capacity?

Chair Strogin stated north on Pearl north of Fenn Rd. does not have sewer and water so that area would take a while to develop. Most of the Township's development on Pearl Rd. has been south of Fenn Rd. and on Rt. 18

2. When is Rt. 18 expected to reach its full capacity from a business standpoint?

Chair Strogin stated there are not a lot of areas left on Rt. 18 to develop in Medina Twp. There is some vacant space on Eastpointe Dr. and on the south side of Rt. 18. There was a sidebar of conversation about Pat Catans locating on Rt. 18. This facility would be located both in Medina Twp. and Montville Twp.

3. The Suburban Residential District on the northwest part of the Township is that expected to develop more residential subdivisions?

Chair Strogin responded that area requires a 1-acre minimum lot. Smith Bros. is located there and they own a lot of property and unless they stop operation, which she didn't feel was likely, she did not anticipate it would develop but one could not say for sure. The answer is speculation but since the Township went to 3 acres in the Rural Residential District there have been no proposed subdivision in that zoning district.

Mr. Overmyer stated that the zoning is very stable and development is based around economics and the whims of the developers. Therefore it is virtually impossible to say when and where development will take place.

Chair Strogin stated the growth spurt of residential growth in Medina Twp. mainly took place in the 90's. Now Montville Twp. and Brunswick Hills Twp. are leading the way in residential growth and development.

Chair Strogin then explained the rezoning process as well as the process of referendum. She added that the Planning Commission would have some type of map or document showing what the Township would look like if it were totally built out. Mrs. Gardner stated that the school district would have something as well.

Moving on to other business, Chair Strogin passed out a summary of the workshop meeting the Commission held on June 13, 2006. The focus was signage regulations. The Commission listened to Pros. Bill Thorne's opinion on such regulations and drafted regulations based on the current code and the discussions that took place that evening. She asked the Commission to look at the draft and that it would be forwarded to Mr. Thorne for his review accordingly.

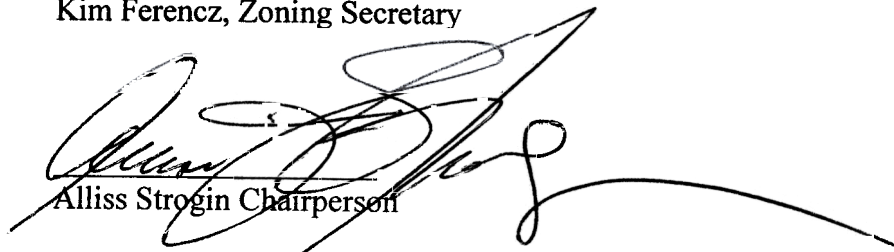
Mrs. Gardner and Mr. Jarrett would be gathering regulations from various Townships on Riparian Setbacks. Another tentative workshop would be scheduled for August.

Mr. Jarrett stated he attended a workshop by Buck Adams who is in charge of Medina County's Emergency Management. One item that was discussed was possibly the Township's requiring a developer who is building slab units to construct some type of emergency shelter to house the number of residents within that particular subdivision. It was discussed that it would be better enforced if under the Medina County Subdivision Regulations. Fire Chief Crumley stated he would mention this at the next County Association Fire Chief's meeting.

Having no further business before the Board, the meeting was officially adjourned at 9:05 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson