

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JULY 18, 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.

Mr. Overmyer

The Zoning Commission minutes to the June 20, 2006 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on July 27, 2006 at 7:30 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

Chair Strogin read the "Federal Flag Code" and asked that a copy be kept by the Township for reference.

SITE PLANS

Russell Realty office park building wall signs (3848 Medina Rd.)

Mr. Ron Russell from Russell Realty represented the wall signage being requested this evening that being signage for Russell Real Estate Services and Russell Park. ZI Ridgely stated the sign was not measured correctly even though there would be spaces in between the words. Mr. Russell stated the building was L-Shaped. Chair Strogin stated that the Zoning Resolution for wall sign measurements states, "Each business whether free standing or occupying one or more units of a multi-unit structure, shall be permitted one wall sign whose dimensions shall be based on the linear measurement of the amount of the front of the building or unit (s) utilized by the business. One square foot of sign for each linear foot of this exterior measurement is allowed up to a maximum of 80-sq. ft. per business. For instance, a business utilizing 34 ft. of the linear front of a given structure would be permitted up to a 34-sq. ft. sign regardless of the buildings overall dimensions. Owners, lessors and/or lessees of a multi-unit business structure are urged to, but not required to strive for a degree of consistency in signage. Wall signs shall not project from the face of the wall more than 18 inches and shall not extend above or beyond the building wall."

Chair Strogin continued that per the submission, the sign was much larger than stated on the drawing or the request is for three separate signs and the code only allows one wall sign. The building only has 36 feet of frontage, and the sign being requested as measured per the zoning code is 51 sq. ft. ZI Ridgely suggested the lettering for "Russell" be reduced to 12 inches and then it would be an allowable sign. Mr. Russell stated that the sign would not be seen due to the shape of the building. The Commission asked if Mr.

Russell needed the words "Real Estate" and "Services". Mr. Russell stated yes, because they are a full service real estate business, which offers all those services and added because the building is L-shaped he was at a disadvantage for his signage.

Regarding the proposed sign reading "Russell Park" it was actually 60-sq. ft. not 40 sq. ft. per the submission, and again this sign was also measured incorrectly and not by the Zoning Resolution code on wall signs.

Secretary Ferencz stated that she also received a fax from Mr. Russell regarding the signage for Medina County Federal Credit Union. They have requested to be tabled until the Commission's next meeting date in August. Chair Strogin stated that this proposed sign was also not measured correctly. She added that if the signs could not comply with zoning code, a variance would need to be requested.

Mr. Russell requested that the signage requests for "Russell Park" be tabled to give him the opportunity to rework the signage dimensions and or request a variance (s).

Mr. Russell stated he also needed temporary banners. Chair Strogin stated that banners were only allowed to be up for 14 days so they should not be put up until absolutely needed.

Mrs. Gardner made a motion to table the wall signs for the Russell Realty office park building as submitted by Mr. Ron Russell until the Commission's August 15, 2006 at 7:30 p.m. It was seconded by Mr. Williams.

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

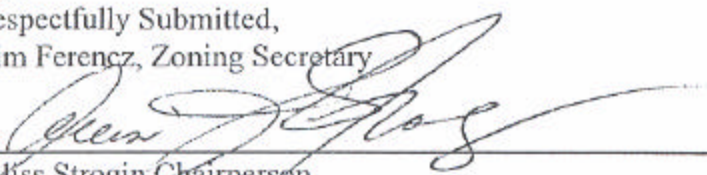
It was so noted that any new documentation would need to be submitted by August 4, 2006 at noon. If variances are going to be requested, that application needs to be received by July 28, 2006 at noon to be on the BZA August 16, 2006 hearing date.

MISC.

Chair Strogin stated that the Commission was given the Riparian Setback provisions for Copley Twp. and the Land Disturbance Regulations from Montville Twp. The Commission stated they would review and discuss when meeting on the Comprehensive Plan. A tentative workshop by the Commission would be set for September.

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

Respectfully Submitted,
Kim Ferencz, Zoning Secretary



Alissa Strogin Chairperson

MEETING HELD 7-18-06

ADDRESS

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