

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
AUGUST 15, 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 July 18, 2006 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on August 24, 2006 at 7:30 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

**CONTINUANCES**

**Russell Park wall sign (3729 Medina Rd.)**

Mr. Jeff Russell from Russell Realty represented the wall signage being requested this evening; that being a wall sign for "Russell Park" and another wall sign stating "Russell Real Estate Services." The use has previously been approved.

Chair Strogin stated this signage was tabled last month because the signs were measured incorrectly. The applicant asked to be tabled to be able to rework the sign calculations. Chair Strogin continued that the other issue before the Commission this evening is that per the Zoning Resolution Section 605 I. 1-Wall signs, it states that only one wall sign is permitted and the request is for two signs. She then asked the applicant what sign he wanted the Commission to consider as they could only approve one wall sign. Mr. Russell stated he would like the Commission to approve the sign for "Russell Real Estate Service on the building to identify this specific business. ZI Ridgely stated the business has 61 linear feet of frontage and the sign is 51 sq. ft.

Mrs. Gardner made a motion to approve the wall sign stating Russell Real Estate Services not to exceed 51 sq. ft. as presented. It was seconded by Mr. Williams.

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

Regarding the proposed wall sign on the clock tower stating Russell Park, Chair Strogin stated that this sign has to be denied as it did not meet the requirements of the Zoning Resolution as previously mentioned of only one sign per building.

Mr. Jarrett made a motion to deny the wall sign on the clock tower for Russell Park as it does not meet the requirements of the Zoning Resolution as presented. It was seconded by Mr. Overmyer.

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

**Medina County Federal Credit Union-3848 Medina Rd.**

Mr. Pete Grimm represented Medina County Federal Credit Union. They would be locating in Russell Park. The use has been previously approved. This business has 41.8 ft of linear frontage. The signage request is for 24 sq. ft.

Mr. Overmyer made a motion to approve a wall sign for Medina County Federal Credit Union not to exceed 24-sq. ft. as presented. It was seconded by Mrs. Gardner.  
ROLL CALL-Overmyer-yes, Gardner-yes, Williams-yes, Jarrett-yes, Strogin-yes.

**SITE PLANS**

**Foster's Grille-4885 Grande Shops Ave.**

Mr. Tony Cerny from Architectural Design Studios represented Foster's Grille. This business would be located in Medina Grande Shoppes off of Grande Blvd. Chair Strogin asked if this business would sell liquor? Mr. Cerny stated that was the intent. There was then discussion as to the minimum number of seats that were required for a liquor license to be issued. Chair Strogin stated she believed it was 100 seats. Mr. Cerny stated he would forward that information to his clients. ZI Ridgely stated this use has ample parking and the landscaping is under the control of the Zaremba Group who is the developers of the shopping complex. No signage was being requested at this time.

Mrs. Gardner made a motion to approve the site plan for Foster's Grille to be located at 4885 Grande Shops Ave. as presented. It was seconded by Mr. Williams.  
ROLL CALL-Gardner-yes, Williams-yes, Jarrett-yes, Overmyer-yes, Strogin-yes.

**Mattress Matters-4885 Pearl Rd. Medina Grande**

Mr. Joel Frezel from JF Signs LLC represented Mattress Matters. This business will be located in Medina Grande Shoppes. The request was to add this business name as a tenant panel on the existing pylon sign. The sign would consist of vinyl lettering that can be removed. Mr. Frezel added that this sign is not a permanent situation. Until the out parcels are rented out in this shopping complex, Mattress Matters is permitted to have their name on the sign. Once the out parcels are rented, Mattress matters has 5 days to remove their name on the existing pylon sign. (see attached letter)

Mrs. Gardner made a motion to approve a 15 sq. ft. tenant panel sign for Mattress Matters to be located on the existing pylon sign per the letter from the landlord, Zaremba Group LLC. It was seconded by Mr. Jarrett.  
ROLL CALL-Gardner-yes, Jarrett-yes, Williams-yes, Overmyer-yes, Strogin-yes.

**The Retina Group-3591 Reserve Commons Suite 101**

Ms. Joanne Brown from Illes Architects represented The Retina Group. This business would be locating in the Keystone Building of Reserve Commons. Ms. Brown stated this is The Retina Group's 4<sup>th</sup> location in Ohio.

Mr. Williams made a motion to approve the change of use for The Retina Group as presented. It was seconded by Mr. Overmyer.

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

**Travelers Choice Hotel-2875 Medina Rd.**

Mr. Ivan Jarowsky from Traveler's Choice Hotel and Mr. Kerry Moore from MC Signs represented Travelers Choice Hotel site and signage requests. Chair Strogin stated this hotel was previously a Best Western and a Holiday Inn.

Chair Strogin asked about the landscaping. Mr. Jarowsky responded that once they get their signage up they want to redo the parking lot and incorporate landscaping and would bring in a plan accordingly. They have 136 rooms and questioned the number of parking spaces that were required. ZI Ridgely stated they had more than enough parking. Mr. Jarowsky stated they were also changing the configuration of the parking lot in order to make it easier for emergency and safety vehicle access. Mr. Jarowsky stated the needed to upgrade the parking lot and add landscaping in order to increase their curb appeal.

Mrs. Gardner made a motion to approve the change of use for Travelers Choice Hotel as presented. It was seconded by Mr. Overmyer.

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

It was so noted that additional landscaping in the parking lot as well as the existing landscaping would be upgraded to meet current zoning requirements.

Mr. Kerry Moore from MC Signs represented the signage. He stated they were requesting a ground sign. This size of the sign was granted by a variance. The square footage of the existing ground sign would not change it would just have a new configuration of wording/design. More landscaping would also be incorporated around the base.

Mrs. Gardner made motion to approve the existing ground sign for Travels Choice Hotels not to exceed 161-sq. ft. with additional landscaping to be added to the base of the sign. It was seconded by Mr. Williams.

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

The next signs to be requested were two logo signs. Chair Strogin stated that the two logo signs were granted via a variance on November 15, 2000.

Mrs. Gardner made a motion to approve wall sign (change of design/wording) above the door (sign marked #1) on the front of the building not to exceed 15 sq. ft. as approved by a previous variance granted on November 15, 2000. It was seconded by Mr. Jarrett.

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

Mr. Overmyer made a motion to approve a wall sign (sign marked #2) on the west corner of the south side of the building not to exceed 15 sq. ft. as approved by a previous variance granted on November 15, 2000. It was seconded by Mr. Jarrett.

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

Chair Strogin stated that since these signs have already been changed/erected without approval, the fee would be doubled. The sign on the pole sign stating \$49.00 a night needed to be removed. Mr. Jarowsky stated they would comply.

**Social Security Administration-(Stonegate & N. Jefferson St.)**

Mr. Jason Pyne, architect from Christopher Kidd & Associates and Mr. Jeff Eirinberg from KATCO Resources represented the Social Security Administration. This business would be located at Stonegate and N. Jefferson St. Mr. Eirinberg stated the site plan is accurate except for one exception that wasn't made known until late, was that there was a roadway cut in and a feeder into both sides. Mr. Eirinberg continued that the Social Security Administration building will be built on half of the property. There is the possibility of a lot split for the remaining land to be developed. If that occurs, the road may be transferred to the other side and the Social Security Administration building shifted but the dimensions of the building will remain the same. Chair Strogin interjected that if the road is moved the setback requirements still needed to be met. Mr. Eirinberg stated that would be accommodated regardless of what transpires.

Mr. Eirinberg went on to state that the landscaping met/exceeded the zoning requirements as well as the parking. Mr. Eirinberg stated that even if/when the parcel is split, there would still be a 1-acre corner parcel left to be developed. Chair Strogin stated for the record that the front yard setback is exactly at 50 ft. This was granted via a variance when Ken Cleveland was developing the Stonegate area and putting in the initial commercial area.

Mr. Eirinberg continued that the size and materials of the building; parking, landscaping, fire protection etc. were all under strict regulations per the Homeland Security Act of the United States Government for governmental buildings. ZI Ridgely asked if any changes were made if they could be given to the Zoning Office. Mr. Eirinberg stated they would be happy to comply.

Mr. Eirinberg then asked for approval of the site plan and possibly variation the street. Chair Strogin stated no, the Commission would only be approving the site plan as submitted. If there are inconsequential changes due to the movement of the road, that can

be forwarded to the Zoning Dept. such as if the building is being moved within its envelope and the setbacks, parking etc. do not change. Anything more significant would need to be brought back before the Township.

Mrs. Gardner made a motion to approve the site plan for the Social Security Administration to be located at Stonegate Dr. and N. Jefferson St. as submitted. It is so noted that the front yard setback of 50 ft. was approved via a variance granted by the Board of Zoning Appeals. It was seconded by Mr. Williams.  
ROLL CALL-Gardner-yes, Williams-yes, Jarrett-yes, Overmyer-yes, Strogin-yes.

There was also a request for signage. Mr. Pyne stated there were also requesting a 55 sq. ft. wall sign. This business has 55 foot of linear frontage.

Mr. Overmyer made a motion to approve a 55 sq. ft. wall sign for Social Security Administration as submitted. It was seconded by Mrs. Gardner.  
ROLL CALL-Overmyer-yes, Gardner-yes, Jarrett-yes, Williams-yes, Strogin-yes.

**Stagecoach Gameroom-2739-2797 Medina Rd.**

Ms. Amanda Harris represented Stagecoach Gameroom to be located in Plaza 71. She stated that this business would consist of a list of approved games of chance from the Gaming Commission in Columbus. Ms. Harris stated that she owned a similar game room in Akron. There is no alcohol served, and the age to play is 18 yrs. and older. No card games or poker is permitted.

Ms. Harris continued there is no money won, in that when some one wins they “cash out” for credit redemption. This would consist of gift certificates to other various businesses.

Chair Strogin stated that she contacted Mr. Thorne from the County Prosecutor’s Office who is the Township’s legal counsel and he has informed the Township that this proposed use is being referred to the Criminal Division of the County Pros. Office as that is the jurisdiction it would fall under. She added that whether or not the games listed to be operated at this facility would be permitted has yet to be determined. Chair Strogin asked Ms. Harris if she wanted the Commission to table their decision because if the County Pros. Office said no to the use then it would not be permitted in the Township.

Ms. Harris stated that she has tried to contact Mr. Thorne to no avail. Chair Strogin asked ZI Ridgely to fax over to Mr. Thorne, the list of games Ms. Harris has handed out to the Commission that would be in operation as this proposed facility as well as try to get a contact name of who in the Criminal Division this has been handed over to be able to expedite this situation. ZI Ridgely stated she would follow up accordingly.

Ms. Harris stated per the conversation this evening, she would like the Commission to table her request.

Mr. Overmyer made a motion to table the site plan for Stagecoach Gameroom per the applicant's request until the Commission's next monthly meeting on September 19, 2006 at 7:30 p.m. pending a resolution by the Prosecutor's Office. It was second by Mr. Jarrett. ROLL CALL-Overmyer-yes, Jarrett-yes, Gardner-yes, Williams-yes, Strogin-yes.

**MISC.**

Chair Strogin stated the supposedly the dispute has been worked out between the developer and homeowner's association regarding the Retreat at Lake Medina, but the Township still does not have the declarations and covenants for the lake.

A workshop will not be set until the Pros. Office has had opportunity to review the material and comment accordingly.

Having no further business before the Board, the meeting was officially adjourned at 9:35 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson