

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
SEPTEMBER 19, 2006**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:33 p.m. Board members Overmyer, Gardner, Williams and Strogin were in attendance.

The Zoning Commission minutes to the August 15, 2006 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on October 5, 2006 at 7:30 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

CONTINUANCES

Stagecoach Gameroom-2739-2797 Medina Rd.

ZI Ridgely stated that no one has been able to get in contact with the applicant.

Mr. Overmyer made a motion to table the site plan for Stagecoach Gameroom until such time the Prosecutor's Office provides the Township with a legal opinion on the proposed use. It was second by Mr. Jarrett.

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

SITE PLANS

Hairmax Salon-3723 Stonegate Dr.

Mr. James Briola from Northcoast Sign and Lighting represented Hairmax Salon. This business already is in operation and is located on Stonegate Dr. Mr. Briola stated Hairmax Salon was now requesting a tenant panel insert to be placed in the already existing directory sign. Stonegate Dr.

Mrs. Gardner made a motion to approve the tenant panel sign insert to be placed in the already existing directory sign not to exceed 9 sq. ft. for Hairmax Salon located at 3723 Stonegate Dr. as presented. It was second by Mr. Overmyer.

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

Elizabeth's Psychic Readings-3247 Pearl Rd.

Ms. Elizabeth Wilson represented Elizabeth's Psychic Readings to be located at 3247 Pearl Rd. Chair Strogin stated that she drove down there and it appeared the business was already in operation and the signage erected. Ms. Wilson stated that was correct. Chair Strogin stated that the permit fees would be doubled because the business was open and the signage up without first obtaining the necessary permits.

Mr. Williams made a motion to approve the site plan for Elizabeth's Psychic Readings as presented. It was seconded by Mrs. Gardner.

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

Ms. Wilson stated she was also requesting a 7.5 sq. ft. ground sign the business.

Mr. Overmyer made a motion to approve a ground sign for Elizabeth's Psychic Readings not to exceed 7.5-sq. ft. as presented. It was second by Mrs. Gardner.

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

Excellence in Eye Care-3609 Medina Rd.

Mr. Kerry Illes from Illes Architects represented Excellence in Eye Care, Inc. This business would be locating in the Keystone Building of Reserve Commons. Mr. Illes stated they were requesting a larger wall sign to be 12.63-sq. ft. Chair Strogin asked if the "E" sign would be removed, otherwise there would then be 2 signs, which were not permitted per the Zoning Resolution.

Mrs. Gardner made a motion to deny the second wall sign for Excellence in Eye Care, Inc. not to exceed 13 sq. ft. as presented as it does not meet the requirement of the Zoning Resolution of one sign per business. It was seconded by Mr. Williams.

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

Chair Strogin brought up the issue of another business i.e. Muddy Waters being located in with Excellence in Eyecare and the signage consisting of a coffee cup and the word coffee. Mr. Illes stated that the coffee cup is gone and all that remains is the word coffee. ZI Ridgely stated that Dr. Noreika was going to be submitting a site plan for Muddy Waters to locate there. Chair Strogin responded that when this issue was first discussed, it was stated that Dr. Noreika was interested in providing his clients with a place to have a cup of coffee while they were there for their visits. This has now become a whole separate business locating in this building. Mr. Illes stated the space is only 8 ft. wide by 20 ft. wide.

Chair Strogin asked what was going to be done about signage for this "coffee shop". Mr. Illes stated nothing that he knew of as no one has talked to him about signage for the coffee shop.

Smoothie King-4887 Pearl Rd.

Mr. Kerry Illes from Illes Architects represented Smoothie King. This business would be located in Medina Grande Shoppes. There is no signage being requested at this time.

Mrs. Gardner made a motion to approve the site plan for Smoothie King in Medina Grande Shoppes fronting on Pearl Rd. as presented. It was second by Mr. Overmyer.

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

Rodeway Inn-2875 Medina Rd.

Mr. Ivan Jarowsky from Roadway Inn and Kerry Moore from MC Signs represented Roadway Inn. This Inn was previously approved last month at the Commission's August 15, 2006 meeting as Traveler's Choice and now would be known as Rodeway Inn. Mr. Jarowsky stated upgrading of the parking and landscaping has begun to be undertaken.

Mrs. Gardner made a motion to approve the change of use for Roadway Inn at 2875 Medina Rd. as presented. It was seconded by Mr. Williams.

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

Mr. Jarowsky stated they were also requesting new signage for Rodeway Inn, which was what was approved last month for Traveler's Choice. This request consisted of a ground sign, and two logo signs.

ZI Ridgley stated that a variance was granted for the ground sign for 161-sq. ft. but the actual size of the sign was 149.52 sq. ft.

Mrs. Gardner made motion to approve the existing ground sign for Roadway Inn not to exceed 150-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, 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.

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

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

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

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

Jessie's Girl (Retail Space B-2 of Medina Grande Shoppes)

Mr. Matt Casey from Zaremba Group LLC represented Jessie's Girl. Mr. Casey stated this business would consist of a party center for little girls and would be located in Retail Space B which was originally slated for one business, but would now be divided up into 3 spaces. There has been a demand for smaller retail spaces and Jessie's Girl is one of the tenants. Jessie's Girl will be locating in Retail Space B-2 of Medina Grande Shoppes. There is no signage being requested at this time.

Mrs. Gardner made a motion to approve a site plan for Jessie's Girl to be located in B-2 of Medina Grande Shoppes as presented. It was seconded by Mr. Williams.
ROLL CALL-Gardner-yes, Williams-yes, Overmyer-yes, Strogin-yes.

Fed Ex/ Kinko's (Retail Space I of Medina Grande Shoppes)

Mr. Matt Casey from Zaremba Group LLC represented Fed Ex/Kinko's. Mr. Casey stated this business would consist of copying and printing services and would be located in Retail Space I of Medina Grande Shoppes. This business would be a 24 hour a day operation. There is no signage being requested at this time.

Mrs. Gardner made a motion to approve a site plan for Fed Ex/Kinko's to be located in Retail space I consisting of a 24 hr. operation in Medina Grande Shoppes as presented. It was seconded by Mr. Williams.

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

Medina Grande Shoppes-

Mr. Matt Casey from Zaremba Group LLC represented a request for a 4 sq. ft. directional sign to be placed in the front column of Retail B. This sign would be used for informational purposes as to sales events of specific stores in the shopping complex and birthday parties that would be taking place at Jessie's Girl. This sign would not be illuminated.

Mr. Overmyer made a motion to approve a directional sign to be placed in front column of Retail B not to exceed 4-sq. ft. as presented. It was second by Mr. Williams.

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

The Board would discuss such informational signage at a future workshop meeting.

Allure Studio and Spa (Retail Space B-1 of Medina Grande Shoppes)

Mr. Matt Casey from Zaremba Group LLC represented Allure Studio and Spa. Mr. Casey stated this business would be locating in Retail Space B-1 of Medina Grande Shoppes. There is no signage being requested at this time.

Mrs. Gardner made a motion to approve a site plan for Allure Studio and Spas to be located in Retail Space B-1 of Medina Grande Shoppes as presented. It was seconded by Mr. Williams.

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

MISC.

Chair Strogin stated there has been an agreement reached on the declarations and covenants for Rivendale. She added that The Retreat finally reached a settlement on the interpretation of the court settlement and were in the process of writing the declarations and covenants.

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Having no further business before the Board, the meeting was officially adjourned at 8:45 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson