

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
APRIL 20, 2010**

**REGULAR MEETING**

Chairperson Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:30 p.m. Board members Overmyer, Apana, Payne, Szunyog and Strogin were in attendance.

The Zoning Commission minutes from their March 16, 2010 meeting were approved as written. The Trustees have scheduled site plan reviews to be heard on April 29, 2010 at 7:00 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests.

**SITE PLANS**

**Dreams to Realities Bridal-3725 Medina Rd. #112**

Ms. Kristin Tomsheck represented Dreams to Realities Bridal. Ms. Tomsheck stated they would be locating in Signature Square Suite #112 on the second floor above Santo Suoso's Restaurant.

Chair Strogin asked about the entrance to this business. Ms. Tomsheck stated that there was a door with an elevator to take one to the second floor in the front; and an entrance and stairs in the rear.

Mr. Overmyer made a motion to approve the change of use for Dreams to Realities Bridal to be located at 3725 Medina Rd. #112 as presented. It was seconded by Mr. Payne.  
ROLL CALL- Overmyer-yes, Payne-yes, Apana-yes, Szunyog-yes, Strogin-yes.

Mr. Dave Sterrett from Medina Signs was before the Commission to request signage for Dreams to Realities Bridal. He stated he was requesting a 6 sq. ft. wall sign and there is 6 ft. of frontage for this business.

Ms. Szunyog made a motion to approve the wall sign for Dreams to Realities Bridal not to exceed 6-sq. ft. as presented. It was seconded by Mr. Payne.  
ROLL CALL- Szunyog -yes, Payne-yes, Overmyer-yes, Apana-yes, Strogin-yes.

Mr. Sterrett stated he was also requesting a 2.84 sq. ft. tenant panel for Dreams to Realities Bridal to be placed on the existing pylon sign.

Mr. Payne made a motion to approve the tenant panel on the existing pylon sign for Dreams to Realities Bridal not to exceed 2.84 sq. ft. as presented. It was seconded by Mr. Apana.  
ROLL CALL-Payne-yes, Apana-yes, Szunyog-yes, Overmyer-yes, Strogin-yes.

**Mattress Warehouse-4885 Grande Shops Ave.**

Mr. Joel Frezel from JF Signs LLC represented Mattress Warehouse. Mr. Frezel stated Mattress Warehouse would be moving into the former location of Mattress Matters on Grande Shops Ave.

Mr. Payne made a motion to approve the change of use for Mattress Warehouse to be located at 4885 Grande Shops Ave. as presented. It was seconded by Mr. Overmyer. ROLL CALL- Payne-yes, Overmyer-yes, Szunyog-yes, Apana-yes, Strogin-yes.

Mr. Frezel also represented Mattress Warehouse signage requests. He stated he was requesting a wall sign for Mattress Warehouse to consist of 31.95 sq. ft. The frontage of the business is 32 ft.

Mr. Overmyer made a motion to approve the wall sign for Mattress Warehouse to be located at 4885 Grande Shops Ave. not to exceed 31.95-sq. ft. as presented. It was seconded by Mr. Payne.

ROLL CALL-Overmyer-yes, Payne-yes, Apana-yes, Szunyog-yes, Strogin-yes.

Mr. Frezel stated he was also requesting a tenant panel to be placed on the existing identification sign for Mattress Warehouse consisting of 15.33 sq. ft.

Mrs. Szunyog made a motion to approve the tenant panel for Mattress Warehouse to be placed on the existing identification sign not to exceed 15.33-sq. ft. as presented. It was seconded by Mr. Payne.

ROLL CALL-Szunyog-yes, Payne-yes, Apana-yes, Overmyer-yes, Strogin-yes.

**Dance Xcel-3583 Medina Rd.**

Mr. Greg Koch represented Dance Xcel. He stated he was before the Commission to get their use approved for a dance studio to locate at 3583 Medina Rd. in the Reserve Bldg. Unit G.

Mr. Overmyer made a motion to approve the change of use for Dance Xcel to be located at 3583 Medina Rd. Unit G as presented. It was seconded by Mrs. Szunyog.

ROLL CALL-Overmyer-yes, Szunyog-yes, Payne-yes, Apana-yes, Strogin-yes.

It was so noted that there was no signage being requested at this time.

**Dorman Farrell-3567 Reserve Commons Dr.**

Mr. Chip Klinkenberg from Illes Architects represented Dorman Farrell. He stated he was before the Commission to obtain approval for an additional 1600 sq. ft. of office space. In sum Dorman Farrell would just be opening up the wall and taking over 1600 sq. ft. of the east half of the next building (suite 8). The nature of the business is investment brokerage.

Mr. Payne made a motion to approve the change of use for Dorman Farrell located at 3567 Reserve Commons Dr. as presented. It was seconded by Mr. Overmyer.  
ROLL CALL- Payne-yes, Overmyer-yes, Apana-yes, Szunyog-yes, Strogin-yes.

**Medina Smokes-2775 Medina Rd. Plaza 71**

Mr. Allen Ross represented Medina Smokes. This business would be locating in Plaza 71. The nature of this business is to provide smokers a place to roll their own cigarettes. Mr. Ross added they would not sell cigarettes or cigars but only the rolling of tobacco into cigarettes. Mr. Ross added that the rolling machine would roll a cartoon of cigarettes in 8 minutes.

Mr. Payne made a motion to approve the change of use for Medina Smokes to be located at 2775 Medina Rd. in Plaza 71 as presented. It was seconded by Mrs. Szunyog.  
ROLL CALL- Payne-yes, Szunyog-yes, Overmyer-yes, Apana-yes, Strogin-yes.

Mr. Dave Sterrett from Medina Signs represented the signage requests for Medina Smokes. He stated they were proposing a 45-sq. ft. wall sign and the business has 45 ft. of frontage.

Mrs. Szyunog made a motion to approve a 45 sq. ft. wall sign for Medina Smokes LLC to be located at 2777 Medina Rd. Plaza 71 as presented. It was seconded by Mr. Payne.  
ROLL CALL- Szunyog-yes, Payne-yes, Overmyer-yes, Apana-yes, Strogin-yes.

Mr. Sterrett stated he was also present to request a tenant panel for Medina Smokes.

Mr. Payne made a motion to approve a 5.9 sq. ft. tenant panel for Medina Smokes LLC to be placed on the existing identification sign as presented. It was seconded by Mr. Apana.  
ROLL CALL- Payne-yes, Apana-yes, Szunyog-yes, Overmyer-yes, Strogin-yes.

**Caro's Party Center-2777 Pearl Rd.**

Mr. Chip Klinkenberg from Illes Architects represented Caro's Party Center. He stated he was before the Commission to gain approval for the replacement of the existing gazebo at the party center with a new 478-sq. ft. gazebo, which would be 13 ft. in height and located 100 ft. behind the Party Center. There would also be concrete stairs added that would lead to the gazebo. The site of Caro's Party Center consists of 128 acres.

Mr. Payne made a motion to approve the new gazebo for Caro's Party Center located at 2777 Pearl Rd. as presented. It was seconded by Mrs. Szunyog-yes.

ROLL CALL-Payne-yes, Szunyog-yes, Apana-yes, Overmyer-yes, Strogin-yes.

**Heartland Community Church-Weymouth Rd. /Fenn Rd.**

Mr. John Swidrak from ADOK Inc. represented the revised site plan for Heartland Community Church to be located on Weymouth Rd. He stated he was before the Commission to gain approval for this 15,000 sq. ft. Church to be 35 ft. in height and situated on a 48-acre site.

Chair Strogin asked about the dumpster location. Mr. Swidrak stated it was out front because the master plan for the Church shows expansion. He added 71 parking spaces were required and the plan was showing 163 for further expansion and events that would be held at the Church. There would be one entrance for Heartland Community Church off of Weymouth Rd. which has been approved by ODOT.

Chair Strogin stated currently the Church was holding services at Medina High School and was going to be leasing space in Fenn Plaza until funds were available for the Church to be built on Weymouth Rd. Mr. Swidrak stated that was true, but then the Church weighed the financial options of leasing or paying a mortgage and decided to go with a mortgage. That was one of the reasons for the reduction in the size of the Church. He added there were also four gas/oil wells on the property.

Chair Strogin asked if the Church was still planning on ball fields and the like as was shown on the previous site plan? Mr. Swidrak stated yes, there is the possibility for that expansion at a future date. ZI Ridgely asked about the canopy height in terms of fire/safety vehicles? Trustee Gardner stated Fire Chief Crumley met with the Church and had no issues with it. Mr. Swidrak stated the height of the canopy would be 11'6" in height.

There was then lengthy discussion about the proposed landscaping in the parking lot. Mr. Swidrak stated the islands in the parking lot would be finished with sod. He stated the reason was due to cost and maintenance. Chair Strogin stated there were extensive landscaping requirements for interior parking lot areas in the zoning code. Mrs. Szunyog asked if trees could be planted in the larger islands? Mr. Swidrak stated in the previous plan submitted there was curbing around the islands but that is not the case now due to the grading and drainage of the driveway. The sod used would be a stronger turf grade. They did not want to put mulch in due to the issue of it not being curbed and the mulch not staying in place.

Chair Strogin stated there was no landscaping shown on the plan for the parking lot and the Zoning Resolution has specific requirements of how much and what planting

materials could be used. She then read some of the landscaping requirements of Section 306 J. She added the Church had 48 acres and landscaping could be accommodated.

Trustee Gardner interjected that she would rather see maintained grass than plants and shrubs dying due to the salt as that was not a large strip of land there; or having something substantial planted that became a visibility issue. She added she would rather see something that could be maintained than planting material that is not maintained or replaced when it dies. Chair Strogin stated she did not want to see a sea of asphalt with absolutely no landscaping when the code specifically requires it. Mr. Overmyer stated there were enough parking spaces that the islands could be expanded and landscaped accordingly. Mr. Swidrak stated he would look at those islands and shrubs to see if landscaping could be accommodated.

The Commission then debated whether to table the approval on the site plan because there was no landscaping as required. Mr. Swidrak stated the Church wanted to move forward as soon as possible with this project and asked if the site plan could be conditionally approved with the submittal of a landscaping plan? Trustee Gardner suggested to the Commission that they could table the site plan pending a landscaping plan being submitted to the Board of Trustees. The Trustees could then review and give final approval at their April 29, 2010 meeting.

Again Mr. Swidrak asked if the site plan could be approved with the submittal of a landscape plan to the Trustees or the Commission at a future date? Chair Strogin asked if Mr. Swidrak knew that there were landscaping requirements by the Township? Mr. Swidrak stated yes. She added the Commission was concerned that if the landscape plan was not required to be submitted and approved, the Church could take this approval, without the landscape plan being submitted and move forward obtaining their building permits and the Commission would have no recourse. Chair Strogin then asked if Mr. Swidrak had the authority to speak for the Church regarding the submittal of a landscape plan? Mr. Swidrak stated he did retain such authority.

The Commission concluded that landscaping was a requirement of the Zoning Resolution and could not be overlooked and would need to be addressed in the motion to insure that a landscaping plan was submitted to the Commission. ZI Ridgely stated she was comfortable in having the Commission approved the revised site plan for the Church with the landscape plan to be submitted to the Commission accordingly. It was stated that a bond would be required by the Church to make sure there was compliance per the approved site plan which would include the landscaping.

Mr. Overmyer made a motion to approve the revised site plan for Heartland Community Church to be located at Subject to section 306 J, Landscape Standards of the Medina Township Zoning Resolution. Landscape Plan must be submitted to the Medina

Township Zoning Commission for review and approval at the next scheduled meeting to be held on May 18, 2010 at 7:30 p.m. It was seconded by Mr. Apana.

ROLL CALL-Overmyer-yes, Apana-yes, Payne-abstain, Szunyog-yes, Strogin-yes.

Mr. Swidrak stated he was also before the Commission for approval of a 32-sq. ft. ground sign.

PP# 026-06B-24-019

Mr. Payne made a motion to approve the ground sign for Heartland Community Church to be located at the corner of Weymouth and ~~Fenn~~ Rd. not to exceed 32-sq. ft. as presented. It was by Mr. Overmyer. <sup>S. Weymouth</sup> Seconded

ROLL CALL- Payne-yes, Overmyer-yes, Apana-yes, Szunyog-yes, Strogin-yes.

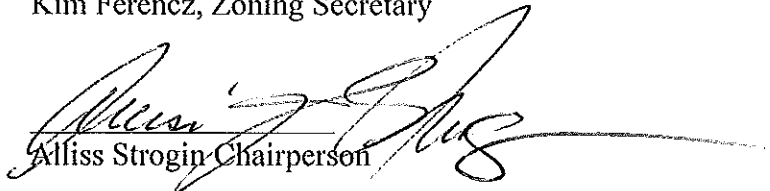
**MISC.**

Trustee Gardner stated there was a workshop on How to be Better Zoning Commission Member to be held on April 27, 2010 at the Medina District Library from 6:30-8:30 p.m.

Having no further business before the Board, the meeting was officially adjourned at 9:18 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson

MEDINA TOWNSHIP  
ZONING COMMISSION

MEETING HELD Apr. 20, 2010

NAME

ADDRESS

<u>NAME</u>	<u>ADDRESS</u>
Dave Stenrett	411 W. Smith Rd, Medina
LINDA DEHOFF	4591 MARKS RD
DON KUENZER	4591 MARKS RS.
Joel Frazz	23203 E GROVELAND
Michael Maroun	2007 Broad Blvd, Akron.
Dana Garfield	3837 RETREAT DR Medina
Al Ross	294 Killian Rd Avon, Oh 44312
Terril Maroun	2057 Broad Blvd Akron 44323
Kristin Tomshack	199 Deepwood Dr Wadsworth OH 44281
Josh Tomshack	199 DEEPWOOD DR WADSWORTH OH 44281
MATTHEW PAPAS (STAFF)	2771 MARKS RD
Alliss STROGIN	Staff
JAMES APANA	3443 DOGLEG
Greg Koch	3583 Medina Rd.
DIANNA HOFFMAN	4025 REMSEN RD.
Willie G.	3670 Hamilton Rd
Dorothy Ows	2777 Pearl Rd - Medina
Alvin Klinkenfeld	2599 RESERVE Commons Dr.
Mac VERMYER	STAFF
JOHN SWERAN	ADDRESS PUBLIC SQ #1455 CLEVELAND, 44113
James Koch	Staff
Chris Meyer	Staff