

**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
NOVEMBER 21, 2006**

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

The Zoning Commission minutes to the October 17, 2006 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on December 13, 2006 at 7:30 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

**CONTINUANCES**

**Vell's Party Center-3526 Pearl Rd.**

Mr. Vel Vasiljevich represented Vell's Bed & Breakfast. Last month the Commission tabled their recommendation on this site plan until a complete, accurate plan was prepared and submitted for review. Mr. Vasiljevich stated he submitted a revised site plan for the Commission to review this evening. Chair Strogin stated this plan was a drastic improvement compared to the last plan submitted but added that the rear yard zoned setback requirement of 100 ft. with 50 ft. of it to be landscaped or screened and the remaining 50 feet could be used for parking still was not met. Therefore the Commission would have to turn down the site plan and Mr. Vasiljevich could apply to the Zoning Board of Appeals.

Secretary Ferencz read a letter from Fire Chief Crumley dated November 21, 2006 which stated, "Please be advised that I have ~~met~~<sup>met</sup> with Vel Vasiljevich and his son regarding the proposed Bed and Breakfast. It was agreed that Vel would be required to do one of the following:

1. will either install a sprinkler system for this building or
2. will install a fire hydrant on the County water line which is to be lined up with the driveway.

Mr. Vasiljevich stated that was correct but did not know which option he would go with but would confer with his architect.

Mr. Jarrett asked about handicapped parking for the Bed and Breakfast, as it was not noted on the site plan. Mr. Vasiljevich stated when the building was built he would add handicapped parking. The Commission stated they would note Mr. Vasiljevich agreement to do so in their motion.

Mr. Overmyer made a motion to deny the site plan for the addition of a gazebo, fountain and 7,000 sq. ft. new building (Bed & Breakfast) as it does not comply with the Medina Township Zoning Resolution Section 405.3.D.2 (b) (2) Minimum rear yard setback of 100 ft. of which 50 ft. shall be landscaped. It was so noted that the applicant has agreed to add handicapped parking near the walkway of the proposed Bed & Breakfast if and or when constructed, and will either install a sprinkler system for this building or a fire hydrant on the county water line which is to be lined up with the driveway per the Medina Township Fire Dept. It was seconded by Mr. Jarrett.

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

**Muddy Waters Coffee Cafe-3609 Medina Rd.**

Mr. Dennis Tafoya represented Muddy Waters. Mr. Tafoya was not present at last month's Zoning Commission meeting as scheduled and apologized for the oversight. Chair Strogin stated that Muddy Waters began operation of their business without the necessary permits; therefore the fees would be doubled accordingly.

Chair Strogin stated this café has gone in under Dr. Noreika's "Excellence in Eyecare" operation in Reserve Commons. Mr. Tafoya stated that they were planning a tentative grand opening on November 30, 2006.

Mrs. Gardner made a motion to approve the existing change of use for Muddy Waters located at 3609 Medina Rd. as presented. It was seconded by Mr. Overmyer.

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

Mr. Tafoya stated they were requesting an 8 sq. ft. wall sign. The linear frontage of the business is 30 ft.

Mr. Overmyer made a motion to approve an 8 sq. ft. wall sign for Muddy Waters as presented. It was seconded by Mr. Griffith.

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

Mr. Tafoya stated they were also requesting a directional sign. Chair Strogin stated that Muddy Waters could have a directional sign at the discretion of the Commission. This sign will not rotate or blink.

Mr. Jarrett made a motion to approve (1) 4 sq. ft. directional sign for Muddy Waters as presented. It was seconded by Mrs. Gardner.

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

**SITE PLANS**

**Rivendale Sudivision-Fenn Rd.**

Mr. Shane Price from Gemstar Properties represented Rivendale Subdivision located off of Fenn Rd. They were requesting a 10.8 sq. ft. subdivision sign.

Chair Strogin stated that the Declarations and Covenants for this subdivision were signed off on by the Medina County Prosecutor's Office and the Township. She continued that those documents needed to be taken to the County Tax Map Dept and recorded, and the Township needed a copy of those documents. No zoning certificates would be issued until that is complied with. Mr. Shane Price stated he would relay that information to his father.

Mrs. Gardner made a motion to approve a subdivision sign for Rivendale Subdivision not to exceed 11-sq. ft. and to be located a minimum of 10 ft. from the road right of way. It was second by Mr. Griffith.

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

**LabCare Plus (Western Reserve Office Park Suite 150)-Foote and Medina Rd.**

Mr. Jerry Gunner from Washington Properties represented LabCare Plus. This business would be locating in Western Reserve Office Suite #150 at Foote and Medina Rd.

Mr. Overmyer made a motion to approve the use for LabCare Plus to be located in Western Reserve Office Park as presented. It was seconded by Mr. Griffith.

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

Mr. Gunner stated that LabCare Plus was also requesting an 8 sq. ft. wall sign. Chair Strogin stated that a blanket variance was granted for this office park by the Board of Zoning Appeals for the signs on the porticos not to exceed 13 sq. ft.

Mrs. Gardner made a motion to approve a wall sign for LabCare Plus not to exceed 8-sq. ft. as presented. It was second by Mr. Overmyer.

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

**Fed Ex/Kinko's-4885 Grande Shops Ave.**

Ms. Amy Yelling from Ellet Neon Sign represented the signage request for Fed Ex/Kinko's which will be locating in Medina Grande Shops. They are requesting a 21.94 sq. ft. wall sign. This business has 22 ft. of linear frontage.

Mr. Griffith made a motion to approve a wall sign for Fed Ex/Kinko's not to exceed 22-sq. ft. as presented. It was seconded by Mr. Jarrett.

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

Ms. Yelling stated they would also be putting up 3 informational signs in the window of the business. Chair Strogin stated the code allows for such signs to be placed in the window as long as they do not exceed 20% of the window area.

It was so noted by the Commission that (3) informational/window signs would be permitted not to exceed 4-sq. ft. each.

**Bill Doraty KIA-2925 Medina Rd.**

Mr. Kerry Illes from Illes Architects represented Bill Doraty KIA. He stated that Bill Doraty KIA is requesting an 80 sq. ft. wall sign on the West Side of the building. Mr. Illes stated he knew this request was not in compliance with the Zoning Resolution, but the code use to allow for a business located on a corner lot a sign facing each frontage.

Mrs. Gardner asked why the sign was being requested on the West Side of the building. Mr. Illes responded for exposure to the highway. Mrs. Gardner questioned if another sign was really necessary as there was already ample signage for this dealership.

Chair Strogin stated that Mr. Illes was correct that the code use to allow for businesses located on a corner lot to have two signs. It was recently discussed by the Commission to put this regulation back in the code. Informally it was decided to leave the code as is and have such situations be looked at on a case by case basis before the Board of Zoning Appeals. Chair Strogin commented that she did not have an issue with a variance being requested as Mr. Doraty has conducted his business in compliance with the Zoning Resolution.

Mr. Overmyer made a motion to deny the west wall sign request for Bill Doraty KIA, as it does not comply with the Zoning Resolution Section 605 I. Roof, Wall and Awning Signs. It was seconded by Mrs. Gardner.

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

**APPC Plumbing Services-3247 Pearl Rd.**

Mr. Kerry Illes from Illes Architects represented "APPC" Plumbing Services. Mr. Illes stated that APPC Plumbing Services was requesting an accessory building to consist of 5,760 sq. ft. APPC Plumbing is requesting this building because they have a working contract with Home Depot and they now have to house the water tanks they install on their own property which was not required by Home Depot previously. Mr. Illes continued that the existing accessory building on the property would be removed and the new building built on the location behind the current accessory building.

Chair Strogin stated the business was located in a commercial zone but there was a residential use abutting the business. The requirement calls for a 75 ft. side yard setback when a commercial use abuts a residential zone or use. Chair Strogin continued that this

proposed building would therefore have to be denied but did not have an issue with a variance being requested because it is the owner of APPC Plumbing Services that lives in the house.

Mr. Illes stated they place the proposed accessory building logistically on the site so there would not be overhead doors facing Pearl Rd. If the building were moved, it would not be practical from a maneuverability standpoint of the semis accessing the building and site.

Chair Strogin requested that more landscaping be incorporated on the site plan when Mr. Illes applied to the Board of Zoning Appeals.

Mrs. Gardner made a motion to deny the proposed 5,760-sq. ft. accessory building, as it does not comply with the Zoning Resolution Section 405.3.D.2 (a), which requires a 75-ft. side yard setback on the northern boundary line due to an existing residential use. It was seconded by Mr. Jarrett.

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

**Hudson Printing of Medina-2759 Medina Rd. (Plaza 71)**

Mr. Steve Vojvodich and Mr. Tom Geig represented Hudson Printing of Medina. Chair Strogin stated this business was already located in Plaza 71 without securing the necessary permits. Therefore the fees will be doubled.

Mrs. Gardner made a motion to approve the use for Hudson Printing of Medina to be located in Plaza 71 as presented. It was seconded by Mr. Jarrett.

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

Mr. Geig stated they were also requesting a 40 sq. ft. wall sign. This business has 40 linear feet of frontage.

Mr. Overmyer made a motion to approve a wall sign for Hudson Printing of Medina not to exceed 40 sq. ft. as presented. It was seconded by Mr. Jarrett.

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

Lastly, Mr. Geig stated they were requesting a 3 sq. ft. canopy sign.

Mr. Overmyer made a motion to approve a canopy sign for Hudson Printing of Medina not to exceed 3 sq. ft. It was seconded by Mr. Griffith.

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

Having no further business before the Board, the meeting was officially adjourned at 9:15 p.m.

**Page 6 ZC 11/21/06**

Respectfully Submitted,

**Kim Ferencz, Zoning Secretary**



Alliss Strogin Chairperson