



**MEDINA TOWNSHIP  
BOARD OF ZONING COMMISSIONERS  
REGULAR MEETING  
DECEMBER 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 Gardner, Overmyer, Griffith, Williams and Strogin were in attendance.

The Zoning Commission minutes to the November 21, 2006 meeting were approved as amended. The Trustees have scheduled site plan reviews to be heard on December 28, 2006 at 7:30 p.m. A letter would be sent to the applicants when the Trustees would hear their site plan.

**SITE PLANS**

**Western Reserve Bank-4015 Medina Rd. Suite 70**

Mr. Morgan Faunce from Washington Properties represented Western Reserve Bank located in the Western Reserve Office Park. The bank would be expanding for general office space consisting of additional 1,474 sq. ft.

Mrs. Gardner made a motion to approve the change of use for Western Reserve Bank as submitted. It was second by Mr. Williams.

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

**Rick Roush Motor Sports-3057 Medina Rd.**

Mr. Dave Sterrett from Medina Signs and Mr. Rick Roush represented Rick Roush Motor Sports. They were requesting an 80 sq. ft. wall sign on the east side of the building front facing I-71. The business has 179 ft. of linear frontage.

Mr. Overmyer made a motion to approve a wall sign on the east side of the building front facing Rt. 71 for Rick Roush Motor Sports not to exceed 80-sq. ft. as presented. It was seconded by Mr. Williams.

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

Chair Strogin asked if everyone had read Mr. Roush's letter dated December 4, 2006 attached to the application (see file) to which all Board members stated they had. Chair Strogin stated she met with Mr. Roush on December 11, 2006 and felt Mr. Roush had come to the conclusion that the pictorial rendering he was proposing consisting of 560 sq. ft., was indeed considered a sign and could not be approved this evening by the Commission.

Mr. Roush then stated he would like to continue the conversation on whether or not this rendering would be considered a sign. Mr. Roush continued that the main purpose of a sign is to attract attention, mainly from a roadway. This rendering does not do that and can only be seen from the Red Roof Inn not the Interstate. Therefore the main reason for the rendering was not to draw attention to this business but because it was a beautiful glass building and this would give a better aesthetic look when you pull up to the building.

Mr. Roush continued that he contacted a company called Cinebar, which does all the three-dimensional sculptures for Disney World. They take a laser composite of the picture and then sculpt it out of foam, and then it is covered in cement and cast to the wall. The "sculpture" (which was of a motor cross racer) would be colorless so to speak and have no words or letters on it at all. The only way this "sculpture" could be viewed was after one has gotten off the road and pulled into the business. Mr. Roush stated he would defer to the Commission's decision, but felt this was more of a "sculpture" than a "sign". Mr. Roush stated this cost of this "sculpture" is huge and did not feel he would get a financial return on it, but added it would make the wall and ultimately his business more appealing from an aesthetics point of view and adding to the investment of his business.

Mrs. Gardner asked if the "pictorial" could ever be removed. Mr. Roush stated yes, because the material is actually adhered to the wall.

Chair Strogin stated she was not against the aesthetics of what Mr. Roush was trying to create, only if the Commission takes <sup>action</sup> on the interpretation that this is a sign, then it opens it up to other businesses applying for various structures under the interpretation of the definition of a "sign" and asking the Commission to do the same. Chair Strogin continued that she felt this request should be handled by the Board of Zoning Appeals. The rest of the Commission agreed and all felt it was an appealing rendering.

Mr. Overmyer commented that a decision by the Board of Appeals is done on a case by case basis. If the Commission were to make an interpretation of form Rick Roush Motor Sports then the Commission would be compelled to do so for any other applicants making such a request. Mr. Roush stated he has already filled an application before the Board of Zoning Appeals.

Mr. Overmyer made a motion to deny the pictorial rendering image on the south wall of the building for Rick Roush Motor Sports as presented. It was seconded by Mr. Williams.

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

**Allure Studio and Spa-5007 Grande Shops Blvd.**

Mr. James Briola from North Coast Sign and Lighting represented the signage request for Allure Studio and Spa located in Medina Grande Shops. The use for the studio/spa was

previously approved. Mr. Briola stated they are requesting a 19.75 sq. ft. wall sign. This business has 20 ft. of linear frontage.

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Mrs. Gardner made a motion to approve a wall sign for Allure Studio and Spa not to exceed 20-sq. ft. as presented. It was seconded by Mr. Griffith.

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

Mr. Briola stated he was also requesting a panel on the directory/identification sign to be 16 sq. ft.

Mr. Williams made a motion to approve the panel on the directory/identification sign for Allure Studio and Spa not to exceed 16-sq. ft. as presented. It was seconded by Mr. Overmyer.

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

**Bill Doraty Auto Sales-4160 Pearl Rd.**

Mr. Kerry Illes from Illes Architects represented Bill Doraty Auto Sales. He stated that Bill Doraty Auto Sales is requesting an existing/change of use for the property located at 4160 Pearl Rd. This business would consist of pre-owned automobile sales.

Mrs. Gardner made a motion to approve the existing/change of use request for Bill Doraty Auto Sales as presented. It seconded by Mr. Overmyer.

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

Mr. Dave Sterrett from Medina Signs stated they were requesting a 75.5 sq. ft. wall sign on the side of the building. This business has 76 linear feet of frontage.

Mr. Williams made a motion to approve the wall sign for Bill Doraty Auto Sales not to exceed 75.5-sq. ft. as presented. It seconded by Mrs. Gardner.

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

Mr. Sterrett stated they were also before the Board this evening to request a 30 sq. ft. ground sign.

Mr. Griffith made a motion to approve the ground sign for Bill Doraty Auto Sales not to exceed 30-sq. ft. as presented. Additional landscaping around the base of sign is required. It seconded by Mr. Overmyer.

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

**HR Block-2779 Medina Rd. Plaza 71**

Chair Strogin stated that the use of this business has not been approved so therefore the Commission would not be approving the wall signage request this evening.

Mr. Overmyer made a motion to table the wall sign request for HR Block as presented. It was seconded by Mrs. Gardner.

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

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**Super Suppers-3735 Stonegate Dr.**

Ms. Cristi Williams represented Super Suppers located on Stonegate Drive. Ms. Williams stated they were requesting a 5-sq. ft. panel on the identification sign.

Mr. Williams made a motion to approve a 5-sq. ft. panel on the identification sign for Super Suppers as presented. It was seconded by Mrs. Gardner.

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

Having no further business before the Board, the meeting was officially adjourned at 8:35 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

  
Alliss Strogin Chairperson