



**CITY of MEDINA**  
**Board of Zoning Appeals**  
**Regular Meeting Minutes**  
**July 13, 2023**

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Meeting Date: July 13, 2023

Meeting Time: 7:00 PM

Present: Kyle Funk, Bert Humpal, Paul Roszak, Mark Williams, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Robert Henwood

**Approval of Minutes**

Mr. Williams made a motion to approve the minutes from June 8, 2023 as submitted.

The motion was seconded by Mr. Roszak.

Vote:

Funk	<u>Abstain</u>
Humpal	<u>Y</u>
Rozsak	<u>Y</u>
Williams	<u>Y</u>
Approved	<u>3-0</u> with Mr. Funk abstaining

**Swearing-In of Board Members**

Mr. Humpal lead the swearing-in of Board Kyle Funk for a term on the Board of Zoning Appeals.

The Court Reporter swore in all attendees.

**Applications**

1. Z23-13 Carl Schoen 1041 Lake Road VAR

Mr. Dutton stated that Penske Automotive had been using Building D on the site for trailer sales, leasing, and repair. He added that the applicant had indicated that the use had been occurring for a number of years without issues. Mr. Dutton stated that this was a nonpermitted use in the I-1 Zoning District, and a variance to Section 1141.02 was necessary.

Mr. Dutton stated that the current proposal was to continue and expand the use to Building E, which was approximately 10,800 sq. ft. in area. Mr. Dutton stated that the applicant had indicated the following regarding the Standards for Variances and Appeals:

- The property was surrounded by trucking and manufacturing uses.
- The use would not adversely affect the public health, safety, or general welfare.
- The variance was the minimum necessary to afford relief to the applicant to allow a business to grow on the site.

Present for the case was Steve Schoen, 1041 Lake Road. Mr. Schoen stated that this move would be good for the community, as Penske would be employing 6 more people on the site, with increased revenue for the City.

Mr. Humpal opened the public hearing. There were questions or comments from the public.

Mr. Williams stated that this was an existing use that had been there for a long time, so he had no issues with the variance.

Mr. Williams made a motion to approve the variance, stating that the variance would not adversely affect the rights of the adjacent property owners and would be consistent with the general spirit and intent of the Zoning Code.

Mr. Roszak seconded the motion.

Vote:

Humpal	<u>Y</u>
Roszak	<u>Y</u>
Williams	<u>Y</u>
Funk	<u>Y</u>
Approved	<u>4-0</u>

### **Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Bert Humpal, Chairman