



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
October 12, 2023

Meeting Date: October 12, 2023

Meeting Time: 6:00 PM

Present: Nathan Case, Bruce Gold, Rick Grice, Jeremy Sack, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Paul Rose, Monica Russell

Approval of Minutes

Mr. Gold made a motion to approve the minutes from September 14, 2023 as submitted.

The motion was seconded by Mr. Case.

Vote:

Case Y Gold Y

Grice Y Sack A

Approved 3-0 with Mr. Sack abstaining

The Court Reporter swore in all attendees.

Applications

1. P22-19 James Gerspacher 253 and 257 South Court Street CZC&SPA Revision & Extension

Mr. Dutton stated that in November of 2022, the Planning Commission had issued Site Plan and Conditional Zoning Certificate approval for the demolition of the buildings and the construction of a hotel with four conditions. He noted that two of the conditions had already been met. Mr. Dutton stated that, due to the scale and complexity of the project, the applicant was requesting to extend the approval of the Site Plan and Conditional Zoning Certificate.

Mr. Dutton noted that, per Section 1109.02(f), construction must commence within one year of the Site Plan approval and be completed within two years of the approval. He added that, in addition, per Section 1153.02(g), a Conditional Zoning Certificate shall become void at the expiration of one year after the date of issuance unless the conditionally permitted use has commenced. Mr. Dutton stated that the applicant had requested the extension of the Site Plan approval, as revised, for one additional year from the initial approval. He added that, if the extension request was approved, construction must commence by November 11, 2024 and be completed by November 11, 2025.

Mr. Dutton stated that the applicant had requested the extension of the Conditional Zoning Certificate approval for two additional years from the initial approval. He added that, if the extension request was approved, the hotel use must commence by November 11, 2025.

Mr. Dutton noted that the Liberty View mixed-use project on West Liberty Street has received multiple extensions and a revision, which were approved by the Planning Commission.

Mr. Dutton stated that the applicant had submitted a revised Site Plan application which included a 12 ft. wide access drive on the northwest corner of the property. He added that, in speaking with the applicant, he had elected to withdraw that portion of the application. Mr. Dutton continued that the Planning Commission would therefore only be reviewing the Site Plan and Conditional Zoning Certificate extensions.

Present for the case was James Gerspacher, 870 Beechwood Drive.

Mr. Grice asked if there were any questions or comments from the public. There were no questions or comments from the public.

Mr. Gold made a motion to approve the extension to application H22-19 as submitted. Mr. Sack seconded the motion.

Vote:

Gold Y Grice Y

Sack Y Case Y

Approved 4-0

2. P23-19 James Duber 210 Northland Drive SPA

Mr. Dutton stated that the subject site was located on the south side of Northland Drive and the north side of Walter Road. Mr. Dutton stated that the applicant was proposing the construction of a 2,916 sq. ft. addition to the existing Veterans Services building. He noted that the addition would include a three-car garage, community room, restroom, and service area.

Mr. Dutton stated that the project met the applicable development standards with the exception of side yard setbacks. He noted that a publicly owned government facility use required 1 parking space per 400 sq. ft. of area. He added that the existing building and proposed addition thus required 10 parking spaces. Mr. Dutton stated that the proposed addition would result in the loss of 12 parking spaces. He added that a large shared parking lot to the west was also owned by Medina County and an agreement existed allowing shared parking. Mr. Dutton stated that the proposed addition would have metal siding on the upper portion, with block on the lower portion.

Mr. Dutton stated that staff recommended approval of application P23-19 for Site Plan approval as submitted.

Present for the case was James Duber of Envelope Consulting Services LLC, 12060 Clark Road in Chardon. Mr. Duber stated that he wanted to clarify that the siding material would likely be a fiber-cement product, to complement the metal roofing on the building.

Mr. Grice asked if there were any questions or comments from the public. There were no questions or comments from the public.

Mr. Case thanked any veterans in attendance for their service.

Mr. Gold made a motion to approve application P23-19 as submitted. Mr. Case seconded the motion.

Vote:

Grice Y Sack Y

Case Y Gold Y

Approved 4-0

3. P23-20 John Kirschner 890 West Smith Road SPA

Mr. Dutton stated that the subject site was a 20.7-acres located on the south side of West Smith Road. He stated that the applicant was proposing the construction of a 2,352 sq. ft. warehouse building on the south side of the site. He noted that the location was currently being used as a storage area. Mr. Dutton stated that the proposed building met all applicable setback requirements and would not affect circulation on the site. He noted that the building would need an electrical connection, but would not have water or sewer access.

Mr. Dutton stated that staff recommended approval of application P23-20 for Site Plan approval as submitted.

Present for the case was John Kirschner of Owens Corning, 890 West Smith Road.

Mr. Grice asked if there were any questions or comments from the public. There were no questions or comments from the public.

Mr. Sack made a motion to approve application P23-20 as submitted.

Mr. Gold seconded the motion.

Vote:

Sack Y Case Y

Gold Y Grice Y

Approved 4-0

4. P23-21 Ron Cocco 1101 West Liberty Street SPA

Mr. Dutton stated that the subject site was the Medina County Career Center (MCCC) located on the north side of West Liberty Street. He stated that the applicant was proposing the

construction of a 16,885 sq. ft. construction trades building on the east side of the campus. Mr. Dutton noted that though the proposed building was located on a separate parcel from the main MCCC building, it met the required setbacks.

Mr. Dutton stated that the proposed building, which included two classrooms and two construction trades labs, would require 40 parking spaces and 9 spaces were proposed. He continued that the entire MCCC site included hundreds of parking spaces, which would appear to accommodate the proposed building and existing uses. Mr. Dutton stated that the City Engineer had indicated that, due to the amount of impervious area that would be constructed with this project, it was likely a storm water retention/detention basin would be needed.

Mr. Dutton stated that staff recommended approval of application P23-21 for Site Plan approval as submitted.

Present for the case was Steven Chrisman, Superintendent of the MCCC, 1101 West Liberty Street. Mr. Chrisman stated that the proposed building was designed to replicate the architecture of the other MCCC buildings. He added that the landscaping south of the building was existing.

Mr. Grice asked if there were any questions or comments from the public. There were no questions or comments from the public.

Mr. Case thanked the applicant for their proposal, stating that he would hate to see any child turned away from the trades.

Mr. Gold made a motion to approve application P23-21 as submitted. Mr. Case seconded the motion.

Vote:

Case	<u>Y</u>	Gold	<u>Y</u>
Grice	<u>Y</u>	Sack	<u>Y</u>
Approved	<u>4-0</u>		

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman