



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
March 9, 2023

Meeting Date: March 9, 2023

Meeting Time: 6:00 PM

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

Absent: Paul Rose

Approval of Minutes

Mr. Gold made a motion to approve the minutes from February 9, 2023 as submitted.

The motion was seconded by Mr. Case.

Vote:

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

The Court Reporter swore in all attendees.

Applications

1. P21-08 The Rose Company 135 West Liberty Street SPA Extension

Mr. Dutton stated that the application for four-story mixed-use development at 135 West Liberty Street had been originally approved on April 8, 2021. He 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 Site Plan approval. He added that on March 11, 2022, an extension had been granted by the Commission requiring that permits be obtained and construction commence before April 8, 2023 and be completed by April 8, 2024. Mr. Dutton stated that construction had commenced with the demolition on the Porter's Shoe building. However, he added that building permits had not been issued. Mr. Dutton stated that the project had been delayed due to matters concerning the demolition, asbestos abatement, assembly of the property, acquiring easements, and other items.

Mr. Dutton stated that the applicant was requesting a further extension of the Site Plan approval, requiring that permits be obtained and construction commence by April 8, 2024 and be completed by April 8, 2025.

Present for the case was Brendan Rose of the Rose Company, 4015 Medina Road. Mr. Rose respectfully asked that the Commission grant the extension.

Mr. Gold made a motion to approve the extension of application P21-08 as submitted.

Ms. Russell seconded the motion.

Vote:

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

2. P23-04 The Rose Company 135 West Liberty Street CZC

Mr. Dutton stated that the application was also for 135 West Liberty Street. He noted that, on January 13, 2022, the Commission had approved a Conditional Zoning Certificate to allow two first floor residential units on the north side of the building. Mr. Dutton stated that the remainder of the first-floor continued to be used for commercial uses and the remaining three floors continued to be residential. He added that the previous approval had expired in January of 2023 and the applicant had resubmitted a Conditional Zoning Certificate application to allow first floor dwelling units.

Mr. Dutton stated that staff recommended approval of application P23-04 for two first-floor residential units at 135 West Liberty Street, as presented.

Present for the case was Brendan Rose of the Rose Company, 4015 Medina Road.

Mr. Grice opened the public hearing. There were no questions or comments from the public.

Mr. Gold made a motion to approve application P23-04 as submitted.

Mr. Case seconded the motion.

Vote:

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| Grice | <u>Y</u> |
| Russell | <u>Y</u> |
| Case | <u>Y</u> |
| Gold | <u>Y</u> |

Approved 4-0

3. P23-05 Kevin McNulty 028-19A-16-044 Foundry Street SPA

Mr. Dutton stated that the application had previously been reviewed by the Commission. He noted that, in February of 2022, the applicant had received Site Plan approval for 96 self-storage units with two small offices. He added that the site was split into two sections separated by an existing drainage swale with a 42-unit northern section and a 54-unit southern section.

Mr. Dutton stated that the applicant had submitted a revised Site Plan application including the development of only the northern side of the property with 105 units. He noted that, as with the original proposal, buildings located within the front setback and an 8 ft. tall fence in the front yard would require variances for the Board of Zoning Appeals. Mr. Dutton stated that the Fire Department had noted the applicant would need to work with the Department regarding access to the site through the gated driveways and the location of a private fire hydrant on the site. Additionally, he added that the Engineering Department had noted the need for the City to acquire an easement around the existing culvert and inlet structures.

Mr. Dutton stated that Staff recommended approval of application P23-05 Site Plan as submitted, with the condition that the project shall comply with Planning and Zoning Code Section 1141.05 regarding the front yard building setback and Section 1155.01(c)(1) regarding fence height in the front yard, or a variance shall be approved by the Board of Zoning Appeals.

Present for the case was Nils Johnson of Cunningham and Associates, 203 West Liberty Street, and Kevin McNulty, 1620 Stony Hill Road in Hinckley. Mr. Johnson stated that this application was similar to the original proposal with some slight reconfigurations due to the wetlands present on the property. Mr. McNulty stated that the site was designed to be aesthetically pleasing and incorporated extensive landscaping.

Mr. Grice opened the public hearing. Tammy Kirby, 246 West Friendship Street, thanked the applicant for designing an esthetically pleasing addition to the neighborhood.

Mr. Gold made a motion to approve application P23-05 as submitted.

Ms. Russell seconded the motion.

Vote:

Russell Y

Case Y

Gold Y

Grice Y

Approved 4-0

4. P23-07 Chelly Jokic 324 North Broadway Street SPA

Mr. Dutton stated that the applicant was requesting Site Plan approval for a rear office use at 324 North Broadway Street in a multi-use district. He noted that, in 2010, the site had received conditional Site Plan approval to use the entire building for office use and an expand the parking area. He added that the project did not move forward.

Mr. Dutton stated that the applicant was proposing to use the 520 sq. ft. rear lower level of the building for an office. He noted that the applicant had indicated that the front of the building and upper level of the building would remain a residence. Mr. Dutton stated that an office use was permitted in the M-U district; however, the Zoning Code required that even permitted uses in the M-U district, other than residential, must be reviewed by the Planning Commission.

Mr. Dutton stated that staff recommended approval of application P23-07 Site Plan as submitted with the condition that the proposed parking expansion be reviewed and approved by the City Engineer.

Mario and Chelly Jokic, 324 North Broadway Street, were present. Mr. Jokic stated that they had recently purchased the property. He noted that they knew it had been used for commercial tenants before and that they wanted to fix it up for a small business to use.

Mr. Grice opened the public hearing. There were no questions or comments from the public.

Ms. Russell made a motion to approve application P23-07 as submitted, with the condition that the parking expansion be reviewed and approved by the City Engineer.

Mr. Gold seconded the motion.

Vote:

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

5. P23-08 Tom O'Connell 425 West Friendship Street Infill Home

Mr. Dutton stated that there was a fire at the property in 2021, which resulted in the demolition of the home. He stated that the property had since been purchased by Habitat for Humanity and a 1,216 sq. ft. single-family ranch home was proposed on the site. He added that the proposed site plan met the required setbacks.

Mr. Dutton stated that, in general, properties in the area were two-story single-family homes that were over one hundred years old. He noted that most had larger front porches, enclosed front porches, and rear detached garages. Mr. Dutton stated that the home to the east of the

property was a two-family structure built in 1960, with a small, covered front porch and a detached rear garage.

Mr. Dutton stated that Section 1113.07 required new homes in an existing neighborhood to comply with standards for compatibility, building placement and mass, and harmonious aesthetics. He added that he, as the Planning Director, had found that the proposal was not compatible with existing adjacent residential homes. Mr. Dutton stated that Section 1113.07 stated that noncompatible homes shall be taken to the Planning Commission for review. He added that the Planning and Zoning Code did not provide any additional information regarding the review process or additional criteria to evaluate the request. He stated that the Planning Commission would therefore need to review the application and make a decision on whether the proposed home was appropriate for the existing neighborhood.

Present for the case was Tom O'Connell, Executive Director of Habitat for Humanity, 233 Lafayette Road. Mr. O'Connell thanked the City of Medina for their continued support of Habitat for Humanity. He stated that the proposed home was a typical home built by Habitat for Humanity. He noted that eighty percent of homes were built by volunteers and that there were safety concerns when volunteers worked on two-story houses.

Mr. Grice opened the public hearing. Tammy Kirby, 246 West Friendship Street, stated that she had an issue with the proposed design, as it met none of the infill requirements. She stated that she understood the constraints on Habitat for Humanity, but that it was an old established neighborhood where the proposed house would stand out.

Mr. O'Connell stated that if the Commission found the home to be incompatible, they did had a "Plan B", which was a two-story home that would be a better match for the neighborhood.

There was a discussion as to the number of single-story houses nearby. It was established that there were some further along Friendship Street, one on Vine Street, and a few on Bronson Street.

Mr. Gold made a motion to approve application P23-08 as submitted.

Mr. Case seconded the motion.

Vote:

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

Discussion Item

1. Jara Barreto 716 North Court Street Redevelopment

Mr. Dutton stated that the site included a mixture of zoning, including commercially zoned property on the west side and a residentially zoned property on the east. He stated that OLIO Development Group had submitted a preliminary proposal to redevelop the site for an urgent care facility. Mr. Dutton noted that there had been discussion about the initial design and its compatibility with the surrounding area. Mr. Dutton stated that OLIO Development Group had requested to discuss the project with the Planning Commission.

Present for the discussion were Eric Ongaro and Jarra Barreto of OLIO Development Group, 1062 Ridge Street in Columbus, and Tim Kaskewsky of Fasten Design, 159 East Livingston Avenue in Columbus. Mr. Ongaro stated that University Hospitals and Well Street Urgent Care were partnering to build an urgent care facility on the site. He stated that they were interested in marrying the needs of the City with that of their client to create a design compatible with the area. Mr. Ongaro added that they planned on investing over three million dollars into the development. He stated that, due to the condition of the existing building, they were proposing to demolish the building and locate the new structure closer to North Court Street.

Ms. Barreto presented the Commission with images of nearby commercial buildings. She noted that it was a transitional area, with a mixture of converted residential properties and newer commercial buildings. Ms. Barreto stated that this information was used to create a building design that was compatible with the surrounding area. She noted that the design incorporated gabled roofs, a brick soldier course, and residential-style windows.

Mr. Gold stated that he felt the applicant did a good job in designing a building that fit with the aesthetics of the neighborhood and improved the site. Ms. Russell agreed, stating she liked the design elements included in the elevations.

The Commission advised the applicant to submit their site plan application for their review.

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman