



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
April 13, 2023

Meeting Date: April 13, 2023

Meeting Time: 6:00 PM

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

Approval of Minutes

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

The motion was seconded by Ms. Russell.

Vote:

Case Y

Gold Y

Grice Y

Rose Abstain

Russell Y

Approved 4-0 with Mr. Rose abstaining

The Court Reporter swore in all attendees.

Applications

1. P23-06 Jara Barreto 716 North Court Street SPA

Mr. Dutton stated that the applicant, was requesting Site Plan approval to redevelop the site for an urgent care at 716 North Court Street. He noted that the current site was a vacant building. He added that the site was a mix of zonings, including C-3 (General Commercial), C-1 (Local Commercial), and R-3 (High-Density Urban Residential). Mr. Dutton stated the applicant was proposing to demolish the existing building on the site and construct a 4,505 sq. ft. facility.

He noted that the proposal incorporated a similar layout as the existing site, with the building located in the southwest corner of the site and parking and drives on the west, north, and east sides of the property. Mr. Dutton stated that a trash enclosure was shown on the south side of the site composed of brown wood fencing located 15 ft. from the south property line. He noted

that trash enclosures must meet the applicable setback for accessory structures, which was 20 ft. He stated that the applicant has filed a variance to Section 1155.05(a)(1) regarding the trash enclosure setbacks.

Mr. Dutton stated that staff recommended approval of application P23-06 for Site Plan approval as submitted, with the condition that the project shall comply with Section 1155.05(a)(1) regarding trash enclosure setbacks or a variance shall be approved by the Board of Zoning Appeals.

Present for the case was Jara Barreto of OLIO Development Group, 1062 Ridge Street in Columbus. Ms. Barreto stated that the plan was to demolish the vacant building and construct a new urgent care facility.

Mr. Rose asked if this was going to be an additional urgent care or a replacement of an urgent care in the Medina area. Ms. Barreto stated that this would be a new urgent care operated by University Hospitals.

Mr. Grice opened the public hearing. David Taylor, President of the Board for the Medina County Veterans Memorial Hall, 620 N Broadway Street, inquired as to when construction would be completed. Ms. Barreto stated that they were hoping to have it completed by the end of the year. Mr. Taylor noted that the Medina County Veterans Memorial Hall sometimes had people park across the street in 716 North Court Street's parking lot for events. He asked what the urgent care's policy would be for this. Ms. Barreto stated that her company would own the land, and she would give Mr. Taylor's contact information to the person who would be able to answer the question. Mr. Taylor stated that four veterans groups used the hall and that they wanted to be good neighbors.

Mr. Gold made a motion to approve application P22-30 as submitted, with the condition that the project shall comply with Planning and Zoning Code Section 1155.05(a)(1) regarding trash enclosure setbacks or a variance shall be approved by the Board of Zoning Appeals.

Mr. Case seconded the motion.

Vote:

Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>
Case	<u>Y</u>
Approved	<u>5-0</u>

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman