



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
September 14, 2023

Meeting Date: September 14, 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 August 10, 2023 as submitted.

The motion was seconded by Mr. Case.

Vote:

Case	<u>Y</u>	Grice	<u>Y</u>	Russell	<u>Abstain</u>
Gold	<u>Y</u>	Rose	<u>Abstain</u>		

Approved 3-0 with Mr. Rose and Ms. Russell abstaining

The Court Reporter swore in all attendees.

Applications

1. P23-17 James Zweifel 502 East Washington Street COA

Mr. Dutton stated that the applicant was requesting Transitional Corridor Overlay District approval for a rear building alteration. He noted that the property was on the southeast corner of East Washington Street and South Harmony Street and included a single-family home with a one-story rear addition with a small porch. He added that the low-sloped roof was consistent on the entire existing addition. Mr. Dutton stated that the applicant was proposing:

- A 4 ft. extension of the porch.
- A gabled roof with asphalt shingles over the porch and the west side of the existing addition. The southern end of the gable would incorporate shake single siding.
- A dormer with a new window also incorporating shake shingle siding.
- An asphalt shingle roof with a steeper pitch over the north side of the existing addition.

Mr. Dutton stated that staff recommended approval of application P23-17, as submitted.

Present for the case was James Zweifel, 502 East Washington Street. Mr. Zweifel stated that he was trying to make the 1950's addition look like it was original to the house.

Mr. Rose made a motion to approve application P22-17 as submitted.

Ms. Russell seconded the motion.

Vote:

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

2. P23-18 Carl Schoen 028-19C-22-019 Lake Road SPA

Mr. Dutton stated that the property was composed of 4.1 acres located on the west side of Lake Road. Mr. Dutton stated that the existing site contained a trailer storage area with a predominantly stone/gravel surface. He added that the applicant was proposing to place a 460 sq. ft. modular office building on the site and construct a 20-space asphalt parking lot.

He noted that Section 1145.04(e) of the Zoning Code required a minimum of 1 parking space for every 200 sq. ft., which resulted in 3 required parking spaces. Mr. Dutton stated that this figure could not be exceeded by more than 20% unless authorized by the Planning Commission. He noted that the proposed parking seemed to be supporting more than just the office, as there was also trailer storage on the site. Mr. Dutton stated that the applicant proposed to add a few more trees to the existing landscaping to provide more screening.

Mr. Dutton stated that staff recommended approval of application P23-18, as submitted.

Present for the case was Steve Schoen, 1041 Lake Road. Mr. Schoen stated that this project would be a great addition to Lake Road. He noted that they would be hiring more drivers as a part of this project.

Mr. Gold made a motion to approve application P22-18 including the authorization to exceed the maximum number of parking spaces by more than 20% and without requiring a public sidewalk.

Mr. Case seconded the motion.

Vote:

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

Mr. Dutton stated that the site was a constricted property with Medina Street to the east, West Liberty Street to the north, and railroad tracks to the west and south. Mr. Dutton stated that the application had been previously approved in 2022, however, revised plans had been submitted with changes to the building addition and parking lot. He stated that the site currently contained Root 18 CrossFit, which incorporated small gravel parking lots in the front and rear of the building.

Mr. Dutton stated that the original parking proposal included angled and parallel parking spaces. He added that the revised plan only included the angled spaces, with one-way traffic. He noted that lighting was not included in this proposal, so if there would be lighting on site, it would need to meet the City's Zoning Code requirements.

Mr. Dutton stated that the originally approved addition incorporated two large windows and brick on the front. He added that the revised front of the addition would have three windows with white Azek features above them, decorative lighting, vertical metal siding on the upper areas, and green brick veneer on the lower portion. Mr. Dutton stated that the west side of the addition would incorporate white vertical metal siding, while the east side of the addition would have green CMU on the lower portion and vertical metal siding on the upper portion. He noted that the east side of the addition will also have a covered entryway. Mr. Dutton added that an awning was also shown over an existing entry on the south side of the building.

Mr. Dutton stated that staff recommended approval of application P22-15, with the condition that parking lot lighting shall be provided in compliance with Section 1145.09(c).

Present for the case was Carlin Vandendriessche, owner of Root 18 CrossFit, and Rebecca Kohout, 4347 Abbeyville Road. Ms. Kohout stated that she wanted to note that the southeastern portion of the building encroached over the property line by about 6 inches. She further indicated that a proposed overhang, while 16 ft. up in the air, would be over the right-of-way.

Mr. Rose asked to whom the property to the east belonged. Mr. Dutton responded that city right-of way to the east and the City Engineer was aware of the proposed encroachment and was considering options. Mr. Rose noted that the City had just approved the rehab of neighboring Blake Avenue and that he didn't want either of the projects to cause issues for the other. Ms. Kohout stated that they would probably have a gravel parking lot until after the Blake Avenue project was completed and then pave the lot.

Mr. Gold made a motion to approve application P22-15, pending approval of the encroachment on City property and the submission of an approved lighting plan.

Mr. Rose seconded the motion.

Vote:

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

4. P23-16 City of Medina Zoning Code Amendments COM

Mr. Grice noted that Zoning Code amendments had been reviewed at the previous Planning Commission meeting and had been tabled.

Ms. Russell inquired as to the removal of definitions from the Conditionally Permitted Use Regulations. Mr. Dutton stated that many of the removed regulations were never used in the Code. He noted that others were derivative, and were addressed by other portions of the City's Ordinances. Ms. Russell asked if 1105.113, "Other Similar Uses As Determined By The Planning Commission", should be limited to principally permitted uses, or should also include conditionally permitted uses and accessory uses. There was a discussion as to this definition. Mr. Dutton stated that "Other Similar Uses" was listed in some of the Permitted Use Tables, but had not been defined in the Code.

Mr. Gold stated that the definitions of light and heavy manufacturing had been discussed for five years. He added that he felt the definitions were vague and subject to the interpretation of City officials, which could change with the administration. Mr. Gold stated that he did not agree with the vague definitions found in Zoning Codes in many communities, since they allowed for interpretations.

There was a discussion as to the definitions of light and heavy manufacturing and the definition options provided by Mr. Dutton. Mr. Dutton noted that light manufacturing and heavy manufacturing were each used once in the Zoning Code in permitted and conditional uses in the I-1 district. Mr. Dutton stated that, if a use was determined to be heavy manufacturing, the Planning Commission had the ability to review the use.

Ms. Russell stated she thought the Planning Commission should be more concerned by the effect the light or heavy manufacturing had on the surrounding properties, rather than the type of work or materials being used on the property.

After further discussion, Ms. Russell stated that she preferred Option 2, as the definition didn't limit any type of manufacturing and focused on the effects it had on surrounding properties. Mr. Gold stated that he would prefer a better definition so that the owners or buyers of properties would be aware of what was allowed. Mr. Rose stated that anyone doing their due diligence on a property would check the rules and regulations of the community where the property is located. After additional discussion, Mr. Rose stated that he was also in favor of Option 2.

Mr. Rose made a motion to accept the amendments with the selection of Option 2 for the definitions of light and heavy manufacturing in Section 1105, and that the Commission recommend approval of the Zoning Code Amendments to City Council.

Mr. Russell seconded the motion.

Vote:

Russell	<u>Y</u>	Gold	<u>N</u>	Rose	<u>Y</u>
Case	<u>Y</u>	Grice	<u>Y</u>		
Approved	<u>4-1</u>				

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman