



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
Phone: 330-722-9056 Fax: 330-764-4385

## **MEMORANDUM**

**DATE:** March 2, 2023  
**TO:** Planning Commission  
**FROM:** Andrew Dutton, Community Development Director  
**SUBJECT:** Extension of P21-08 Approval

Site Plan application P21-08, a request by Anthony Cerny for a four story mixed use development at 135 West Liberty Street, was approved by the Planning Commission on April 8, 2021. 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.

On March 11, 2022, an extension was granted by the Planning Commission requiring that permits must be obtained and construction must commence by April 8, 2023 and be completed by April 8, 2024, or the Site Plan approval shall expire.

At this time, building plans have been submitted for the project for review by the City of Medina Building Department, however, a Building Permit has not been issued. The building plans do not include any substantive exterior changes to the building from the Certificate of Appropriateness approval.

A Demolition Permit has been approved for the Porter's Shoe Repair Building on the site. Demolition is expected to begin on March 6<sup>th</sup>.

Processes have been delayed on the project due to matters concerning the demolition of the Porter's Shoe building, assembling the property, acquiring easements, and other items. Therefore, the applicant has requested another extension for the project.

Staff recommends the granting of an extension to the Site Plan approval requiring that permits must be obtained and construction must commence by April 8, 2024 and be completed by April 8, 2025, or the Site Plan approval shall expire.

Please let me know if you have any questions or need any further information regarding the request.



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
Phone: 330-722-9023 Fax: 330-764-4385

February 22, 2023

Anthony Cerny  
620 East Smith Road, Suite E2  
Medina, OH 44256

Dear Mr. Cerny,

You are receiving this notice because your application has been scheduled for review by the City of Medina Planning Commission. The Commission will review your application, as described below, at their next regular meeting at **6:00 pm on March 9, 2023**. The meeting will be held at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

**P21-08:** Anthony Cerny requesting an extension of Site Plan approval for a four-story mixed use development at 135 West Liberty Street in a C-2 (Central Business) zoning district.

***Your attendance at the meeting is necessary*** for the Commission to review your application. At the meeting, the Commission generally requests you provide an overview of the project and answer questions regarding the application.

Please feel free to contact me at (330) 722-9038 or [stome@medinaoh.org](mailto:stome@medinaoh.org) if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink that reads "Sarah Tome". The signature is fluid and cursive, with a long horizontal line extending from the top of the "S" across the top of the name.

Sarah Tome  
Administrative Assistant  
Economic Development/Planning Department

## Andrew Dutton

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**From:** Tony Cerny <architectural\_design\_studios@hotmail.com>  
**Sent:** Thursday, February 2, 2023 9:34 AM  
**To:** Andrew Dutton; Lisa Haid  
**Cc:** Brendan Rose; Mike Rose  
**Subject:** Re: Request for extensions

Andrew,

We will be submitting revised documents to the building department, but I do not believe we will have a permit in hand by April 8. I think it is advisable to request the extension from the boards.

Tony Cerny  
Architectural Design Studios  
620 East Smith Road  
Medina, Ohio 44256  
330.723.6975

## Andrew Dutton

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**From:** Lisa Haid <lhaid@roseplaces.com>  
**Sent:** Wednesday, February 1, 2023 1:52 PM  
**To:** Andrew Dutton  
**Cc:** Brendan Rose; Mike Rose; Tony Cerny  
**Subject:** Request for extensions  
**Attachments:** BZA\_Z21-06\_Extension\_APPROVED\_220310a.pdf; HPB\_H21-05\_Extension\_APPROVED\_220310a.pdf; PC-P21-08\_Extension\_APPROVED\_220310a.pdf

Hi Andrew,

In the spring of 2022, we asked for approval extensions for the Liberty View project. Please find letters confirming those extensions attached.

As you are probably aware, we are still working through the details of the project with the city. It is most likely that the date of commencement for construction will not occur before the deadline in the letters of April 8, 2023. May I request an extension of this date again for these three committees?

Please advise if you need anything additional from our company to proceed with this request. Thank you!

Best Regards,

Lisa Haid

## **ROSE COMPANY**

4015 Medina Road, Suite 200  
Medina, Ohio 44256  
330.725.6767 x300  
330.725.1307 direct dial  
216.240.2207 cell

**[www.RosePlaces.com](http://www.RosePlaces.com)**

*We have moved! Our new address is 4015 Medina Road, Suite 200, Medina OH 44256. Please update your records and systems!*



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
Phone: 330-722-9056 Fax: 330-764-4385

March 11, 2022

Anthony Cerny  
Architectural Design Studios  
620 East Smith Road  
Medina, OH 44256

Dear Mr. Cerny,

At the March 10, 2022 meeting of the Planning Commission, a motion was made by the Commission to extend the approval of application P-21-08, Site Plan approval for a four-story mixed use development at 135 West Liberty Street, for one additional year.

The motion received the necessary votes of the Commission and the application was **approved**.

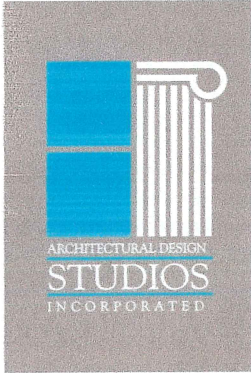
Per the Commission's extended approval, permits must be obtained and construction must commence within two years of the Site Plan approval (April 8, 2023) and be completed within three years of the Site Plan approval (April 8, 2024).

Please feel free to contact me at (330) 722-9023 or [adutton@medinaoh.org](mailto:adutton@medinaoh.org) if you have any questions or need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Dutton".

Andrew Dutton  
Community Development Director



March 3, 2022

Planning Commission  
c/o, Andrew Dutton, Community Development Director  
City of Medina  
132 North Elmwood Street  
Medina, Ohio 44256

Re: Liberty View  
Site Plan Approval  
Extension Request  
Case No. P21-08

Architecture  
Preservation  
Graphics  
Planning  
Interior Design

Dear Commission Members,

We are requesting a one year extension of the site plan approval granted by this board on April 8, 2021 for a new 4-story mixed use building located at 135 W. Liberty Street. We have not advanced the project because the City of Medina has not transferred all necessary property to the Medina City Development Corporation (MCDC). Once the property has been transferred and the full development site established and platted, Rose Company can enter into a lease with MCDC and proceed with development. We are hopeful this will happen soon.

The Resolution is attached for your reference.

Respectfully Submitted,

Anthony Cerny  
2022-03-07  
T10:56:41-05:00

Anthony J. Cerny  
Architectural Design Studios, Inc.

620 East Smith Rd  
Medina, Ohio  
44256

330.723.6975  
(phone)

330.723.7129  
(fax)

J:\0STUDIOS\0JOBS\18052\_WP\_Liberty View Apartments\Medina City\Planning  
Commission\PC\_P21-08\_Extension Request\_220303a.wpd

**RESOLUTION  
PLANNING COMMISSION**

April 14, 2021

Tony Cerny  
Architectural Design Studio  
620 E. Smith, Ste. E2  
Medina, Ohio 44256

PROPERTY: 135 W. Liberty Street

CASE NO: P21-08

WHEREAS, YOUR APPLICATION WAS DULY PROCESSED AND AFTER APPROPRIATE REVIEW AND STUDY THE COMMISSION HAS PASSED THE FOLLOWING RESOLUTION:

At the April 8, 2021 meeting, the Planning Commission approved the site plan for a 46,750 sq. ft. 4-story mixed use development as submitted subject to the following:

1. Subject to building permits from the Medina Building Department
2. Subject to review and approval of site development plans by the Medina Engineering Department.

Sincerely,



Jonathan Mendel  
Community Development Director





N ELMWOOD AVE

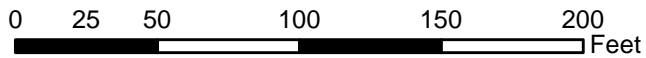
S ELMWOOD AVE

W LIBERTY ST

N COURT ST

S COURT ST

*Subject Site*





SITE PLAN NOTES

- ① EXISTING ASPHALT AT ENTRANCE TO EXISTING PARKING DECK.
- ② EXISTING CONCRETE PAD.

PLOTTED 3/2/2008



**ARCHITECTURAL DESIGN STUDIOS INCORPORATED**  
 Architecture  
 Preservation  
 Graphics  
 Planning  
 Interior Design  
 800 E. Smith Road  
 Medina, Ohio 44256  
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**ROSE COMPANY**  
 REAL ESTATE DEVELOPMENT | INVESTMENT  
 70 Public Square, Suite 200  
 Medina, Ohio 44256  
 330.723.6797 | www.rosefl.com

ISSUED

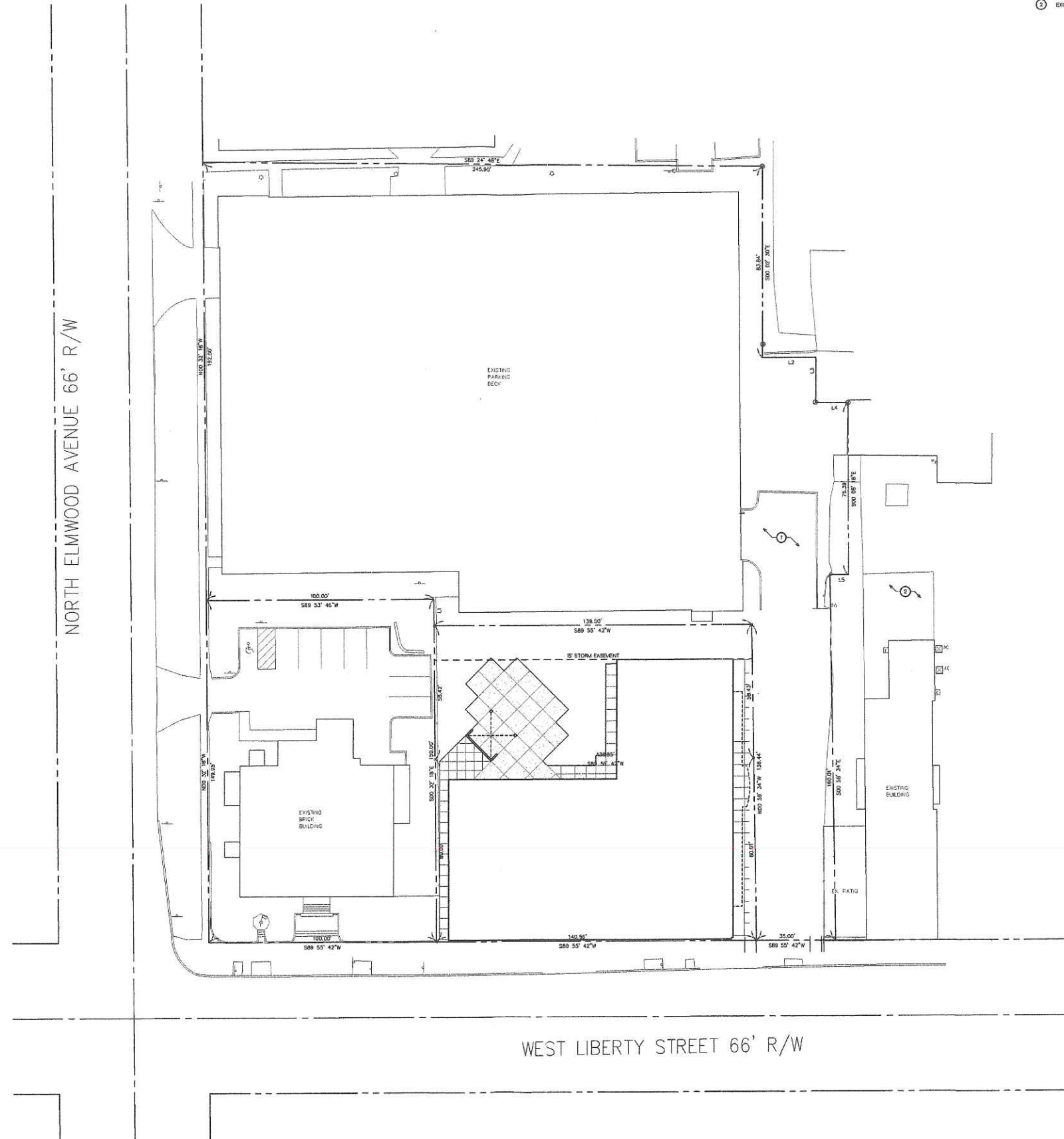
03/02/2008	ISSUED FOR REVIEW

**LIBERTY VIEW**  
 135 WEST LIBERTY STREET  
 MEDINA, OHIO 44256

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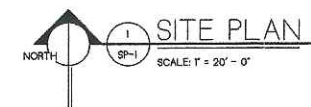
SEPTEMBER 2008  
 #18052

SP-1



Parcel Line Table

Line #	Length	Direction
L1	11.58'	N00 32' 18"W
L2	23.85'	N89 45' 42"E
L3	20.00'	N00 08' 18"W
L4	14.00'	N89 45' 42"E
L5	8.00'	S89 55' 42"W



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1 SOUTH ELEVATION  
 A-51  
 SCALE 3/16" = 1'-0"