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CITY OF MEDINA BOARD OF ZONING APPEALS  
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Transcript of Proceedings held on Thursday,  
the 14th day of October, 2021, before the City of  
Medina Board of Zoning Appeals, commencing at  
approximately 7:00 p.m., as taken by  
Nicholas Glatzhofer, Notary Public within and  
for the State of Ohio, and held in Medina City Hall,  
132 North Elmwood Avenue, Medina, Ohio 44256.

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I N D E X

- - -

Old Business..... 3

Case Number Z21-16..... 6

Case Number Z21-17..... 22

Case Number Z21-18..... 27

Additional Business..... 32

- - -

APPEARANCES:

Board of Zoning Appeals  
 Bert Humpal, Chairman,  
 Paul Roszak, Member,  
 Brandilyn Frye, Member,  
 Rob Henwood, Member,  
 Mark Williams, Member.

City of Medina Planning and Community,  
 Development Department,  
 Andrew Dutton.

Arthur Schmidt, OHM Advisors.

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## PROCEEDINGS

## OLD BUSINESS

- - -

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4 MR. CHAIRMAN: Calling to  
5 order the City of Medina Board of Zoning  
6 Appeals. Today is the 14th, all day.

7 We have minutes, which are really the  
8 court reporter's extract from the meeting of  
9 August 12th. It hasn't been circulated, but  
10 it's the official court reporter, so perhaps we  
11 can still vote to approve.

12 MR. WILLIAMS: I'll make a  
13 motion to approve.

14 MR. CHAIRMAN: Do we have a  
15 second?

16 MR. ROSZAK: Second.

17 MR. DUTTON: Actually,  
18 you've got a couple of new planners up here.  
19 Could you maybe call the roll with everyone's  
20 names? We're not familiar with everyone on the  
21 Board.

22 MR. CHAIRMAN: Yes. Usually  
23 we do, do that anyways.

24 MR. DUTTON: Okay.

25 MR. WILLIAMS: Motion by

1 Williams.

2 MR. ROSZAK: Second by

3 Roszak.

4 MR. CHAIRMAN: And who is  
5 going --

6 MR. WILLIAMS: I'll call the  
7 roll for you.

8 Brandi?

9 MS. FRYE: Yes.

10 MR. WILLIAMS: Rob?

11 MR. HENWOOD: Yes.

12 MR. WILLIAMS: Chairman?

13 MR. CHAIRMAN: Yes.

14 MR. WILLIAMS: Paul?

15 MR. ROSZAK: Yes.

16 MR. WILLIAMS: We vote yes.

17 MR. CHAIRMAN: Motion

18 carries, minutes approved.

19 We have a new city planning director, I  
20 understand, who just approved the hearing this  
21 past Monday by council.

22 Andrew, would you like to introduce  
23 yourself and make whatever comments you wish?

24 MR. DUTTON: Sure.

25 I'm Andrew Dutton, the new community

1 development director. My first day was  
2 yesterday, so Arthur is going to be doing a lot  
3 of heavy lifting at the meeting. I haven't had  
4 a chance to go through applications in great  
5 detail.

6 Prior to working here, I worked for the  
7 City of Wooster in a similar position for about  
8 nine years. So they have a nice historic  
9 downtown, the north end is commercial, similar  
10 situation.

11 I grew up here in Medina; I've lived here  
12 for eight years as well. So that's a little  
13 bit of my background.

14 MR. CHAIRMAN: Wonderful. A  
15 very comparable city with Wooster.

16 MR. DUTTON: Absolutely.

17 MR. CHAIRMAN: Larger  
18 perhaps.

19 Welcome. Glad to work with you.

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1 Case Number Z21-16

2 - - -

3 Additional Appearances: Carmelina DiFiori,  
4 TD & CD Properties.

5 Lori Schwarz, Keller Williams  
6 Realty.

6 - - -

7 MR. CHAIRMAN: I think we're  
8 ready for our first case, which is Z21-16.

9 And before I forget, anyone wishing to give  
10 public testimony does get sworn in by the  
11 court reporter. So let me ask you, if you wish  
12 to comment on any of the cases, why don't you  
13 stand and be sworn in by the court reporter,  
14 please.

15 (Whereupon, all those intending to  
16 testify were then placed under oath by the  
17 notary.)

18 MR. CHAIRMAN: We'll begin  
19 with Z21-16, which is 237 North Broadway and  
20 North Court.

21 MS. SCHWARZ: Where would  
22 you like me? Up there (indicating)?

23 MR. CHAIRMAN: Pardon?

24 MS. SCHWARZ: Where would  
25 you like me?

1                   MR. CHAIRMAN:                   I think the  
2                   back microphone.

3                   MS. SCHWARZ:                   Okay.

4                   MR. SCHMIDT:                   I'm just going  
5                   to go over the application.

6                   MS. SCHWARZ:                   Okay. You're  
7                   going to do that first?

8                   MR. SCHMIDT:                   Yes.

9                   MS. SCHWARZ:                   Okay.

10                  MR. CHAIRMAN:                   Go ahead.

11                  MR. SCHMIDT:                   Good evening,  
12                  everyone.

13                  So the address we're talking about here is  
14                  237 and 243 North Broadway along with 238 and  
15                  240 -- excuse me, 238 and 248 North Court  
16                  Street. The zoning here is multiuse.

17                  The request is for a variance on a rear  
18                  setback and lot size for the parcels on  
19                  North Broadway to reflect how the property is  
20                  currently being used.

21                  I'll show on the screen that the seller  
22                  had acquired the properties for the  
23                  commercial building and two adjoining houses on  
24                  North Broadway. They were owned by the owner  
25                  at one time, but that has since changed. So

1 all four properties currently are owned by the  
2 group here that's presenting. They've been  
3 utilizing this property, as we see from the  
4 photos, as an existing parking lot. So this  
5 has been going on for some time.

6 The rear commercial building lot line is  
7 effectively going to move sixty-two-and-a-half  
8 feet to the east reflecting the boundaries of  
9 the parking lot as it's being used. The  
10 commercial building will then be one parcel  
11 versus the two parcels that is shown right  
12 now -- or that the book says right now, and the  
13 two homes will remain on their current property  
14 lines, but the way that this property is going  
15 to be redistributed, those two parcels is what  
16 comes into question in terms of what the lot  
17 size requirements are for the zoning district  
18 and the rear setback to the parking.

19 So in our staff report, I listed the  
20 considerations for the BZA to consider - A  
21 through G. I won't go through them as you can  
22 read them there yourself - for the variance on  
23 the essentially nonconforming lot for the rear  
24 setback and the lot size.

25 So with that, Mr. Chair, I can hand it back

1 to you or to our Applicant to give any further  
2 explanation on the request.

3 MR. CHAIRMAN: We'll turn to  
4 the Applicant, and anything you wish to add,  
5 please.

6 MS. SCHWARZ: You did a  
7 wonderful -- you did a wonderful job.

8 MR. CHAIRMAN: Please  
9 introduce yourself.

10 MS. SCHWARZ: Lori Schwarz,  
11 Keller-Williams Realty, and I'm here on behalf  
12 of my client Carmelina DiFiori of TD & CD  
13 Properties.

14 MR. CHAIRMAN: Thank you.

15 MS. SCHWARZ: I think he's  
16 covered everything extremely well. I guess  
17 it's just going to be a matter of if you have  
18 any questions.

19 And if you do want any aerial maps, I did  
20 bring some for further clarification if you  
21 want to see an aerial map, how the lot lines  
22 lay out.

23 MR. CHAIRMAN: Would you like  
24 to see the aerial on the overhead?

25 MR. WILLIAMS: You can hand

1           it to them and put it on the screen  
2           (indicating).

3                       MS. SCHWARZ:                       Yeah.

4                       MR. SCHMIDT:                       Mr. Chair,  
5           I'll set up some photos that show how the  
6           property is being used. So here is that in  
7           color (indicating).

8                       MR. CHAIRMAN:                       All right.

9                       MR. SCHMIDT:                       So these  
10          are the two commercial properties off of  
11          North Court Street (indicating).

12                      These are the two properties on  
13          North Broadway (indicating).

14                      And as it's highlighted here by the yellow,  
15          this is the parking lots -- the parking lot for  
16          the commercial building (indicating).

17                      And then roughly here is the lot line as it  
18          would stand as it's being used (indicating).

19                      And then here's a photo of the front view  
20          of the North Broadway homes (indicating). The  
21          top one -- the top one first is the rear view  
22          of the commercial building.

23                      And then this bottom one - it should be in  
24          your packets as well - is the rear view of the  
25          home from the commercial parking that's looking

1 to the east side (indicating). There's a  
2 little bit of a glare there.

3 And then the last two images - and I can  
4 pull these up as needed - this is showing the  
5 commercial property line as it would come -- as  
6 it would move to the east to accommodate the  
7 existing parking for the lot (indicating).

8 MR. CHAIRMAN: I presume  
9 there have been no prior variances granted  
10 for --

11 MS. SCHWARZ: Correct.  
12 There's no easements. We did a full title  
13 search and that's how we discovered that the  
14 lot lines were not where everybody thought they  
15 had been for the last twenty years. When this  
16 Jimmy John's plaza went in, that parking lot --  
17 one owner has owned all of those parcels.

18 MR. CHAIRMAN: And the two  
19 residences are still being used as residences?

20 MS. SCHWARZ: Correct.

21 So they've never had use of that parking  
22 lot space. They've only had that much yard for  
23 as long as --

24 MR. CHAIRMAN: For --

25 MS. SCHWARZ: Yeah. They're

1 both century homes.

2 MR. CHAIRMAN: And those  
3 homes, I think I noted, were zoned residential.  
4 They're not a mixed use on Broadway.

5 MS. SCHWARZ: They are both  
6 mixed use being used as residential.

7 MR. CHAIRMAN: Let's turn to  
8 the Board for questions. I'm sorry, I kind of  
9 preempted.

10 MR. ROSZAK: Do does  
11 anybody know what process was used for  
12 installation of that -- application for that  
13 parking lot installation? That was there when  
14 you bought the property, the building as well  
15 as the --

16 MS. DiFIORI: We bought the  
17 property, it included the houses and the  
18 building and the parking lot just the way it  
19 is.

20 MR. ROSZAK: So how would  
21 the residential properties be nonconforming if  
22 this variance is granted exactly?

23 MR. SCHMIDT: So the lot  
24 size would be less than what is the minimal  
25 amount, and then the rear setback as you can

1 see from the way that the parcel line is set.  
2 So those would be the two variance requests is  
3 that it would be granting the -- you know,  
4 granting a parcel that would not meet the  
5 minimum standard and then the rear setback  
6 line.

7 MS. SCHWARZ: The rear  
8 setbacks are supposed to be thirty feet and  
9 they are like fifteen, sixteen feet. So it's  
10 not tremendously off the rear setback.

11 MR. ROSZAK: I'm sorry.  
12 Could you repeat what you said?

13 MS. SCHWARZ: The setback  
14 per the Code is thirty feet, and right now they  
15 would have around - let me see here - I think  
16 it's sixteen feet, you know, if you look at the  
17 grass area from the house to the end of the  
18 parking lot.

19 MR. SCHMIDT: So this top  
20 one would be -- as shown on the survey, would  
21 be twenty-one (indicating).

22 MS. SCHWARZ: Okay. So it's  
23 twenty-one?

24 MR. SCHMIDT: Yeah,  
25 twenty-one.

1 MS. SCHWARZ: Okay.

2 MR. SCHMIDT: And then as  
3 it's shown here, the next lot just to the south  
4 would be sixteen (indicating). So those would  
5 be two -- the two setbacks.

6 MR. ROSZAK: So you own  
7 both of those houses --

8 MS. DiFIORE: Yes.

9 MR. ROSZAK: -- and they're  
10 rentals?

11 MR. CHAIRMAN: I'm confused  
12 yet as to whether the houses on North Broadway  
13 are zoned residential or mixed use.

14 MR. SCHMIDT: Multiuse.  
15 They're zoned multiuse right now.

16 MR. CHAIRMAN: And have been  
17 apparently for a number of years then?

18 MS. DiFIORI: They could be  
19 commercial and they could be residential.  
20 There used to be a Taco Bell office in one of  
21 them.

22 MS. SCHWARZ: Way back,  
23 years ago.

24 MS. DIFIORI: And the other  
25 one was always residential, as far as we know.

1 MR. CHAIRMAN: I'm trying to  
2 sort out on the worst side if there was any  
3 reason we did approve this then the parking  
4 becomes illegal with the back lot that's been  
5 there many years.

6 MR. SCHMIDT: Mr. Chair, I  
7 was not able to ascertain -- understand how  
8 that process worked with the parking, how that  
9 came to be, because as the Applicant indicated,  
10 that's how they purchased the property. So  
11 prior to them -- just talking with staff, maybe  
12 Andrew would have better luck in the future,  
13 but I did not have any luck in terms of how  
14 that was granted, when that was granted, if  
15 that -- you know, nothing that I was able to  
16 pull up from records.

17 MS. SCHWARZ: It was owned  
18 by Hallock Properties. He put that building in  
19 that Jimmy John's plaza, and he owned all of  
20 it. So I don't know if he ever got a permit to  
21 do it or if it just happened. It's been over  
22 twenty-five years that it's been that way, so  
23 we're basically just trying to correct to what  
24 it's being used as today.

25 MR. CHAIRMAN: The other --

1 the funny thing is -- maybe I shouldn't  
2 admit to this, but twenty years ago  
3 Hallock Properties was my accounting client for  
4 many years, and I don't recall any of this, for  
5 what it's worth.

6 MS. SCHWARZ: Right. It  
7 goes fast.

8 As far as to your comment about future  
9 impacts, I think that's what you're referring  
10 to.

11 MR. CHAIRMAN: Yes.

12 MS. SCHWARZ: I actually  
13 think it's going to be for the good of the  
14 City, because then those two historical houses  
15 will not get torn down if somebody requests,  
16 "Let's just make a bigger parking lot," because  
17 parking is a problem at that building. It's  
18 been a problem, there's never enough. We know  
19 in the town there's never enough.

20 MR. CHAIRMAN: And another  
21 point, interestingly, the City Council right  
22 now is working on a project to redefine tearing  
23 down houses in our Historic District, and  
24 Council is meeting on it, in fact this evening  
25 downstairs. I hadn't heard how it went, but a

1           teardown would be probably a difficult issue  
2           sometime.

3                       MS. SCHWARZ:                       Nobody would  
4           want it because they're beautiful houses, so --

5                       MR. WILLIAMS:                       Mr. Chairman.

6                       MR. CHAIRMAN:                       Yes?

7                       MR. WILLIAMS:                       I don't have a  
8           problem with it mostly because of the timespan  
9           that this has existed.

10                      I have to admit, if I understand where the  
11           property line would be, I wouldn't hate to see  
12           some landscape barrier, if there's room to do  
13           so, only for future straining and house  
14           protection, but I don't know if that's even in  
15           our purview on the request. I would just say,  
16           as a resident, I think that would be nice, but  
17           I have no problem with this variance.

18                      MS. SCHWARZ:                       That stretch  
19           of Broadway is pretty much all -- you know, a  
20           lot of businesses all the way up to the Square,  
21           and really -- and even across the street,  
22           there's not a lot of trees and -- I mean, you  
23           know, on that property line there, and they  
24           could get too big and then become more of a  
25           nuisance I think. Maybe some small shrubs

1 would be a buffer, but we're not asking for  
2 that. We're asking really to just adjust the  
3 lot lines.

4 MR. CHAIRMAN: Right.

5 I presume the neighbors have been notified  
6 and there's been no comments.

7 MR. SCHMIDT: Notifications  
8 were out there and we haven't received any  
9 requests for any information regarding them.

10 MR. CHAIRMAN: Thank you.

11 MR. ROSZAK: How far off  
12 the parking lot is the property line, or would  
13 it be -- where would it be?

14 MS. SCHWARZ: It's just on  
15 the other side of the curb. So we did allow  
16 some grass there, yeah.

17 MR. ROSZAK: So maybe a  
18 foot?

19 MS. SCHWARZ: Let me see.  
20 It's in here somewhere.

21 MR. SCHMIDT: Are you asking  
22 what that -- what that -- what the distance is?

23 MR. ROSZAK: Where was  
24 the -- yes, the property line, how far off that  
25 parking lot it is.

1                   MR. SCHMIDT:                   So this  
2                   northern property is twenty-one from the back  
3                   of the edge of the property line that's  
4                   proposed to the primary structure (indicating).

5                   And then the southern -- the southern  
6                   property would be 16.7 from the property line  
7                   to the primary structure.

8                   MR. ROSZAK:                   Right. But  
9                   I'm just saying in relation to the parking lot,  
10                  how far off is that parking lot -- would it be  
11                  from the parking lot?

12                  MS. SCHWARZ:                  From the curb  
13                  are you talking?

14                  MR. ROSZAK:                  Basically from  
15                  the curb.

16                  MS. SCHWARZ:                  Yeah. He's  
17                  leaving a little bit of a strip there.

18                  MS. FRYE:                   It says .7  
19                  feet, so --

20                  MR. ROSZAK:                  Okay.

21                  MS. SCHWARZ:                  Yeah. So just  
22                  a little bit for whatever, a fence or  
23                  something.

24                  Oh, and by the way, I didn't mention this.  
25                  I just want to add that we already ran this

1 through tax maps and they did approve of the  
2 drawings. So I would like to let you know  
3 that.

4 MR. CHAIRMAN: Any other  
5 questions, Board?

6 (No verbal response.)

7 MR. CHAIRMAN: Would someone  
8 like to make a motion? Be brave.

9 MR. WILLIAMS: All right.  
10 I'll give it a stab. Thank you.

11 I move that the variances be approved  
12 because they will not adversely affect the  
13 delivery of government services, and if the  
14 variance is granted, it will be consistent  
15 with the general spirit and intent of the  
16 ordinance.

17 MR. CHAIRMAN: And a second?

18 MR. ROSZAK: Second.

19 MR. CHAIRMAN: Call the roll.

20 MR. WILLIAMS: Sorry, that's  
21 me.

22 Paul?

23 MR. ROSZAK: Yes.

24 MR. WILLIAMS: Mr. Chairman?

25 MR. CHAIRMAN: Yes.

1 MR. WILLIAMS: Yes.

2 MS. FRYE: Yes.

3 MR. HENWOOD: Yes.

4 MR. CHAIRMAN: Motion

5 carries, 5-0.

6 Thank you. Good luck.

7 MS. SCHWARZ: Thank you.

8 MS. DIFIORE: Thank you.

9 We really like Medina and we really like --  
10 we love to have property in Medina.

11 MR. CHAIRMAN: Thank you.

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1 Case Number Z21-17

2 - - -

3 Additional Appearances: Jay Shubrowsky.

4 MR. CHAIRMAN: Z21-17,  
5 1143 Brynmar Lane. Arthur will present.

6 MR. SCHMIDT: So for the  
7 Board, this next Case Z21-17 is a variance  
8 request for expansion of the subject property's  
9 garage beyond the minimum side yard setback  
10 requirement.

11 I'll bring it up on the screen. It might  
12 be a little hard. You'll be able to see it in  
13 just a moment, but this black line right here  
14 is the property line (indicating). The  
15 requirement is a side yard setback at ten feet  
16 from the property line, and the proposed garage  
17 expansion would come out and it would only give  
18 nine feet side yard setback. The requirement  
19 is ten feet, the -- with the expansion will be  
20 nine feet, and also note that there is a  
21 association property easement that's next to  
22 the subject property's site.

23 The subject property is within the R-1 low  
24 density urban residential district. Once  
25 again, the expansion is for a twenty-two by

1 five-foot expansion creating that nine-foot  
2 setback from the property line where the  
3 minimum requirement is ten feet off of the side  
4 yard setback.

5 MR. CHAIRMAN: Can you show  
6 us from the drawing again? Because of the  
7 triangular shape, I can't tell where the  
8 variance is really significant if it's on the  
9 rear corner, because that's the shorter  
10 distance.

11 Is that the nine feet or is it at the front  
12 edge (indicating)?

13 MR. SCHMIDT: It's the back  
14 corner.

15 MR. CHAIRMAN: Okay.

16 The Applicant, would you please introduce  
17 yourself, your name.

18 MR. SHUBROWSKY: Sorry. My  
19 name is Jay Shubrowsky. I'm the property owner  
20 at 1143 Brynmar Lane.

21 We're looking to just add a third-car  
22 garage onto the property, and like it was  
23 stated with the property line, adding a  
24 third-car garage would not satisfy the ten-foot  
25 limit from the property line, but when I talked

1 to a couple individuals, last year actually --  
2 yeah, late last year, they said that I could  
3 ask for a variance because of -- the adjoining  
4 area is an easement and not actually another  
5 residential property, that I might be able to  
6 get approval for a third-car garage.

7 MR. CHAIRMAN: Thank you.

8 MR. SHUBROWSKY: Thank you.

9 MR. CHAIRMAN: Questions from  
10 the Board?

11 MR. SCHMIDT: Mr. Chairman.

12 MR. CHAIRMAN: Yes.

13 MR. SCHMIDT: This is just  
14 from the GIS map showing that association  
15 (indicating).

16 Here is the subject property highlighted  
17 and then showing the property easement -- the  
18 associated property easement.

19 MR. CHAIRMAN: And I presume  
20 the association was notified.

21 MR. SCHMIDT: That is  
22 correct.

23 MR. CHAIRMAN: And they had  
24 no objection?

25 MR. SCHMIDT: We have not

1 received any objections or any comments from --

2 MR. SHUBROWSKY: I --

3 MR. SCHMIDT: Go ahead.

4 MR. SHUBROWSKY: I actually  
5 spoke to the president. He called me because  
6 he got the notification, and he said that he  
7 would have no problem with it. I would just  
8 have to submit -- resubmit details if I did get  
9 approval.

10 MR. CHAIRMAN: Thank you.

11 Board, questions?

12 (No verbal response.)

13 MR. CHAIRMAN: I think we can  
14 be quick if someone wants to do a motion.

15 MR. ROSZAK: I make a  
16 motion to grant the variance in that the  
17 variance is not substantial, the essential  
18 character of the neighborhood would not be  
19 substantially altered, and adjoining properties  
20 would not suffer substantial detriment, and the  
21 variance would not adversely affect the  
22 delivery of government services.

23 MR. CHAIRMAN: Thank you.

24 A second?

25 MR. HENWOOD: Second.

1 MR. WILLIAMS: Second by Rob.  
2 MR. CHAIRMAN: Call the roll.  
3 MR. WILLIAMS: Calling the  
4 roll.  
5 Rob?  
6 MR. HENWOOD: Yes.  
7 MR. WILLIAMS: Brandi?  
8 MS. FRYE: Yes.  
9 MR. WILLIAMS: Paul?  
10 MR. ROSZAK: Yes.  
11 MR. WILLIAMS: Bert?  
12 MR. CHAIRMAN: Yes.  
13 MR. WILLIAMS: Yes.  
14 5-0.  
15 MR. CHAIRMAN: Motion  
16 approved, 5-0.  
17 MR. SHUBROWSKY: Thank you very  
18 much, everyone.  
19 MR. CHAIRMAN: Thank you.  
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1 Case Number Z21-18

2 - - -

3 Additional Appearances: Steven Basteau, Medina County  
4 Planning Services & Fair Housing  
5 Office.

5 - - -

6 MR. CHAIRMAN: Case Z21-18,  
7 246 Northland Drive.

8 Rob, you mentioned you're going to recuse  
9 yourself.

10 MR. HENWOOD: Yeah. I'm  
11 going to recuse myself as the property owner is  
12 my employer.

13 MR. CHAIRMAN: That's  
14 appropriate.

15 Rob is in the Planning Department of Medina  
16 County.

17 MR. HENWOOD: I'm going to  
18 step away. Thank you.

19 MR. CHAIRMAN: You're  
20 welcome. See you next month.

21 MR. HENWOOD: Take care.  
22 Good luck, Steven.

23 MR. BASTEAN: Thanks, Rob.  
24 I appreciate it.

25 (Whereupon, Rob Henwood exited the

1 meeting.)

2 MR. SCHMIDT: Okay. So the  
3 address for the property is 236 Northland  
4 Drive. This is currently zoned PF, public  
5 facilities. The variance request will permit  
6 the widening of the driveway apron beyond the  
7 maximum allowable width permitted under  
8 1145.10(E). So again, this is seeking a  
9 variance to widen the driveway apron. The  
10 current width of the driveway apron is  
11 thirty-nine feet, as shown on the screen above,  
12 with the proposed new apron width being  
13 forty-five feet.

14 MR. BASTEAN: That's  
15 correct.

16 MR. SCHMIDT: So that six  
17 feet increase goes beyond the maximum curb --  
18 maximum width at the curb line, which by code  
19 is thirty-eight feet.

20 MR. CHAIRMAN: Okay. Thank  
21 you.

22 Applicant, please introduce yourself and  
23 give your address.

24 MR. BASTEAN: I'm  
25 Steven Basteen. I'm the facilities director

1 for the County. My address is 7360 Branch  
2 Road, Medina, Ohio.

3 We are asking for the variance due to the  
4 fact that we were trying to take the curb out  
5 of that driveway as we are going to have a bus  
6 stop that is closer to the building, and we  
7 need the buses to kind of make a real tight  
8 turn. So we are trying to take that hard turn  
9 out of that driveway to allow buses to make  
10 that corner easier to come up to the bus stop  
11 at the building.

12 MR. CHAIRMAN: Is that  
13 Medina County Transit?

14 MR. BASTEAN: That would be  
15 Medina Transit, that is correct.

16 MR. CHAIRMAN: Questions,  
17 Board?

18 MR. ROSZAK: I have no  
19 issues with that.

20 MR. CHAIRMAN: I presume,  
21 again, there's been no property owner  
22 objections.

23 MR. SCHMIDT: That is  
24 correct, Mr. Chair.

25 MR. CHAIRMAN: I can't tell

1 from our photo here whether there's residences  
2 across the street or -- it's opposite actually.

3 MR. BASTEAN: I do believe  
4 those are apartment complexes across.

5 MR. SCHMIDT: Correct. I  
6 believe it's senior housing across.

7 MR. CHAIRMAN: So that  
8 shouldn't have any bearing or effect on the  
9 neighborhood in any fashion.

10 Board, any questions?

11 MR. WILLIAMS: None.

12 MR. CHAIRMAN: Are we going  
13 straight to a motion?

14 MR. WILLIAMS: I'll take a  
15 shot.

16 MS. FRYE: Go ahead.

17 MR. WILLIAMS: I will make a  
18 motion to grant the variance based on the fact  
19 that the essential character of the  
20 neighborhood will not be substantially altered  
21 and the variance is actually not substantial.

22 MS. FRYE: I'll second.

23 MR. CHAIRMAN: Brandi second.

24 You may call the roll.

25 MR. WILLIAMS: Brandi?

1 MS. FRYE: Yes.

2 MR. WILLIAMS: Mr. Chairman?

3 MR. CHAIRMAN: Yes.

4 MR. WILLIAMS: Paul?

5 MR. ROSZAK: Yes.

6 MR. WILLIAMS: Yes.

7 MR. CHAIRMAN: Motion

8 carries, 4-0.

9 MR. BASTEAN: Thank you,

10 everyone.

11 MR. CHAIRMAN: That's about

12 as fast an evening as I've seen.

13 MR. WILLIAMS: Was that a

14 little easier than your last session?

15 MR. DUTTON: No comment.

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## 1 ADDITIONAL BUSINESS

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3 MR. CHAIRMAN: We're open for  
4 any other comments, questions, or any City  
5 updates.

6 MR. DUTTON: I do not have  
7 any city updates from the past couple of days,  
8 but I'll try to get you something next month.

9 MR. CHAIRMAN: Okay.

10 MR. SCHMIDT: Make sure you  
11 take the community survey for the comprehensive  
12 plan. Just remind everybody, remind your  
13 family, your friends, other residents within  
14 Medina. We are keeping the survey open until  
15 the end of the month. So if you haven't taken  
16 it, please do so.

17 And then the two other updates on the  
18 comp plan -- shameless plug right now. We  
19 are going to be posting a presentation  
20 just updating where we are with the plan.  
21 It will be on the project website,  
22 medinacompplan2021.wordpress.com. You can scan  
23 it up there on the front of the boards if you  
24 want quick access to it (indicating).

25 And then we will be having project office

1           hours next Wednesday at Cool Beans Cafe in the  
2           morning. So if anybody has any questions,  
3           wants to interact with us further regarding the  
4           comp plan and getting some additional insight,  
5           anything like that, we'll be there from eight  
6           in the morning to about noon. So just  
7           encouraging individuals to come on up and say  
8           hi to us; not yell at us, but say hi to us.

9                       MR. CHAIRMAN:                       I did answer  
10           the survey last week and I thought it was quite  
11           extensive, and being on a city board helps in  
12           how we approach the survey. It would be good  
13           for us all to look at it, if you care to do  
14           that.

15                      MR. WILLIAMS:                      How many  
16           responses have you guys gotten?

17                      MR. SCHMIDT:                      We are at  
18           about -- as of this morning when I looked, I  
19           think we were roughly at three-fifty, which is  
20           not bad for -- I think roughly the 2019 ACH  
21           data was about twenty-eight thousand residents,  
22           but with a size like that and just given all  
23           the other factors, we always shoot for  
24           somewhere between five hundred and a thousand  
25           responses as it relates to the community

1 survey.

2 We also take into consideration, too, we  
3 had some public engagement events. We were at  
4 the Main Street Medina Farmers Market on a  
5 Saturday, and we also had another project  
6 office hour at Cool Beans cafe previously where  
7 I would say we probably had roughly twenty-five  
8 individuals come by and interact with us  
9 directly, and the boards that you saw coming  
10 into City Hall, we have these posted, and  
11 they're also posted at the recreation center.

12 So, you know, thinking about the  
13 interactions that way, you know, we can kind of  
14 add a little bit to that, but that's always our  
15 goal with cities at this size with respect to  
16 the survey. So we're pushing hard the last few  
17 weeks here to get that response rate up a  
18 little bit.

19 MR. CHAIRMAN: Will you ever  
20 publish the survey results or somehow share  
21 them?

22 MR. SCHMIDT: Yes. So we  
23 will be -- after the -- after we close the  
24 survey, we'll tabulate all those results and  
25 combine them with our public engagement events

1           that we have, and we will be putting together a  
2           presentation for our steering committee, and  
3           that information will be posted on the project  
4           website, and we'll make sure that the City  
5           makes that known that that information is  
6           available for individuals to look through.

7                       MR. CHAIRMAN:                       Okay. That's  
8           significant. I'm on another city, I guess,  
9           economic development board - on the CIC Board -  
10          that's not for profit, and just the general  
11          responses -- and I hope the City -- or the  
12          residents aren't having difficulty with the  
13          nature of the questions or they don't come out  
14          how I think they should.

15                     MR. SCHMIDT:                     Right.

16                     MR. CHAIRMAN:                     It's an  
17          interesting process anyway.

18                     MR. SCHMIDT:                     It is. It is,  
19          yeah.

20                     I think so far -- we've kind of gone  
21          through some of the responses thus far and I  
22          think they've been generally positive and  
23          helpful, I think, to us as we kind of narrow  
24          our focus into a few of the focus areas that  
25          have started coming to light as well as, I

1 think, some of the recent emerging trends and  
2 themes that we heard from the steering  
3 committee.

4 And to that note, we do have a very robust  
5 steering committee, I think one of the more  
6 robust steering committees that I've personally  
7 been involved with for a comprehensive plan. I  
8 think we have twenty-five individuals on the  
9 steering committee representing various  
10 departments within the city, public safety,  
11 police, fire. We have two students who are  
12 current -- I hope I have this right, I think  
13 they are current juniors at Medina High  
14 School -- or one at Medina High School and I  
15 think one at Buckeye, if I'm not mistaken, to  
16 get the student perspective, and then we have  
17 representatives from each of the surrounding  
18 townships as well. So that comes into effect  
19 where -- typically in our processes we have  
20 like a ten-individual steering committee, so  
21 it's a little bit smaller, but this one is more  
22 robust. So we're definitely collecting a wider  
23 range of opinions and insights with respect to  
24 this process.

25 MR. CHAIRMAN:

And I hope we

1           don't have to change the mind of our residents  
2           in our direction where we're heading as a  
3           result of this.

4                       MR. DUTTON:                       I hope so,  
5           too.

6                       MR. CHAIRMAN:                       Just a  
7           personal editorial from me.

8                       I think we're adjourned tonight. Thank  
9           you, all.

10                       (Proceedings concluded.)

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1 STATE OF OHIO )  
2 COUNTY OF MEDINA. ) ss:

3 CERTIFICATE

4 I, Nicholas Glatzhofer, Notary Public within  
5 and for the State of Ohio, hereby certify that the  
6 above and foregoing is a true and correct  
7 transcription of my stenographic notes as taken by me  
8 on the 14th day of October, 2021.

9 I further certify that this is a full and  
10 complete transcription of the above-entitled cause.

11 IN WITNESS WHEREOF, I have hereunto set my hand  
12 and affixed my seal of office at Medina, Ohio this 1st  
13 day of November, 2021.

14  
15  
16  
17 *Nicholas Glatzhofer*  
18 \_\_\_\_\_  
19 Nicholas Glatzhofer,  
20 Assistant Official Court Reporter  
21 and Notary Public within and for  
22 the State of Ohio.  
23 My commission expires 10/24/2023  
24  
25

able

chairman

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