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CITY OF MEDINA
PLANNING COMMISSION

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Transcript of Proceedings held on Thursday, the
11th day of March, 2021 before the City of Medina
Planning Commission, commencing at approximately
6:00 p.m., as taken by Makenzie J. Sabo, RPR,
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

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1 APPEARANCES:

2 Rick Grice, Chairman,
3 Bruce Gold, Member,
4 Andrew Dutton, Member,
5 Rob Henwood, Member,
6 Paul Rose, Member,
7 Brian Hilberg, Alternate.

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9 City of Medina Planning and Community,
10 Development Department,
11 Jonathan Mendel, Community Development Director.

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P21-04:

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Louis Schubert, Applicant.

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P21-05:

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Nancy Nozik, Architect, Brandstetter Carroll, Inc.

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Scott Miller, Medina County Administrator.

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P21-06:

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Nick Kaplack, Applicant.

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P21-07:

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Vince Franceschelli, Sevan Multi-Site Solutions.

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NOTE: Alternate Brian Hilberg was not present for
Case P21-06.

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PROCEEDINGS

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3 CHAIRMAN: Good evening,
4 everyone.

5 I'd like to welcome you to the March 11th
6 Medina City Planning Commission meeting. As
7 most of you, I think, were here for the
8 Historic Preservation Board, anybody who wishes
9 to speak, we'd ask you to go to the podium,
10 give your name and address, limit your comments
11 to a few minutes.

12 And at this time I would ask anybody that
13 is -- well, let me rephrase that. I would
14 just ask that everybody stand and be sworn
15 in. That way, if you change your mind and
16 decide you want to speak, you will have been
17 sworn in.

18 (Whereupon, Jonathan Mendel and all
19 persons in attendance were then placed under
20 oath by the Notary.)

21 CHAIRMAN: The minutes of
22 our last meeting from the February 11th meeting
23 were distributed to the members of the
24 Commission.

25 Are there any additions or corrections?

1 MR. GOLD: Mr. Chairman, I'd
2 like to make a motion to approve the minutes as
3 submitted.

4 MR. ROSE: Second.

5 CHAIRMAN: We have a motion
6 and a second.

7 Roll call.

8 MR. MENDEL: Dutton?

9 MR. DUTTON: Yes.

10 MR. MENDEL: Gold?

11 MR. GOLD: Yes.

12 MR. MENDEL: Grice?

13 CHAIRMAN: Yes.

14 MR. MENDEL: Rose?

15 MR. ROSE: Yes.

16 CHAIRMAN: We're going to
17 take the agendas slightly out of order. I
18 would like to start with -- I'm sorry,
19 announcements.

20 Jonathan.

21 MR. MENDEL: Thank you.

22 We, actually for the comprehensive plan,
23 the review team on the City's end, interviewed
24 two consultants yesterday and made a decision,
25 and that will be made public probably in short

1 order. So hopefully very soon we'll be
2 starting into a new comprehensive plan creation
3 process of which through -- most of the
4 Planning Commission will be closely part of
5 that process as well.

6 So thank you.

7 CHAIRMAN: Okay. Thank you.
8 Mr. Rose, City Council?

9 MR. ROSE: Thank you,
10 Mr. Chairman. Nothing at this time.

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1 P21-06

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3 CHAIRMAN: Okay. I would
4 like to start then with Case 21-06. This is
5 for the property at 585 North State Road. This
6 is a conditional zoning certificate.

7 And, Jonathan.

8 MR. MENDEL: Yes. Thank you.

9 As you said, this is a conditional
10 zoning certificate for commercial recreation,
11 Kap Sports, 585 North State Road. The property
12 is zoned I-1 Industrial. It's located at the
13 northwest corner of North State Road and
14 Progress Drive intersection.

15 The Applicant proposes a commercial
16 recreation-oriented fitness use for the space.
17 They will focus on a wide spectrum of fitness
18 techniques, methods, and sports training. This
19 use would fall under commercial recreation,
20 which is a conditionally permitted use in the
21 I-1 zoning district, thereby necessitating this
22 conditional zoning certificate review by the
23 Planning Commission. The basics, as I said,
24 it's a conditionally permitted use in the
25 I-1 zoning district.

1 As a public -- as a conditional zoning
2 review, there's a requirement for a public
3 hearing. This use does not have specific
4 standards to it, so just the seven general
5 use standards for conditional uses as outlined
6 on Page 2 of the staff report. Really, the
7 only other requirement is parking and
8 circulation. This type of use would require
9 six parking spaces -- or this specific use
10 would require six parking spaces. There are
11 effectively about twelve spaces allocated to
12 it on this site, which leaves a six-space
13 surplus.

14 So, generally, what we've done with these
15 is -- the biggest issue, generally commercial
16 recreation was put in the code in this district
17 as a conditionally permitted use because
18 generally it requires a large floor plate, high
19 ceiling kind of spaces, and that's fairly
20 predominant in industrial areas, but due to the
21 nature of industrial areas, you have heavier
22 industrial next to these commercial recreation
23 uses. There could be considerations of
24 conflict, so it's been pushed into -- you
25 know, it's a less intensive land use than

1 typical industrial. It says, you know, we
2 would need to look at it on a case-by-case
3 basis.

4 So in this case in particular, I don't
5 think there's going to be any issues. It's
6 compliant with all seven -- with all the
7 general use standards for conditional uses, but
8 we always do like to make it clear, it's
9 important for the Applicant and their future
10 clients to understand that this specific area
11 of the city is already a high-intensity
12 industrial neighborhood and that the traffic
13 and industrial activities occurring are
14 integral and inseparable from this portion of
15 the city, just to kind of make everybody aware
16 that if there's -- you know, nobody should be
17 concerned or complain about too much truck
18 traffic when you're at the intersection of
19 State and Progress Drive.

20 So with that, I would recommend approval of
21 the proposed conditional zoning certificate for
22 the commercial recreational use.

23 Thank you.

24 CHAIRMAN: Is the Applicant
25 with us?

1 MR. MENDEL: Come on up to the
2 table here.

3 CHAIRMAN: Come up here.
4 And if you can give us your name and
5 address.

6 MR. KAPLACK: My name is
7 Nick Kaplack. I live at 3351 --

8 MR. MENDEL: You can turn on
9 your microphone.

10 MR. KAPLACK: My name is
11 Nick Kaplack. I live at 3351 Huffman Road.

12 CHAIRMAN: And is there
13 anything you would like to add?

14 MS. KAPLACK: I'm not sure if
15 we have the address right, because the middle
16 building where we're at, it's next to
17 Tinman Fitness, and I believe we're 569, is the
18 middle one.

19 MR. MENDEL: For the land use
20 purposes, we're just using the property -- the
21 land -- the property's address. So there's --
22 each tenant unit has a specific address, which
23 is a little different, so -- but we run into
24 that all the time. It's still the same
25 property.

1 MR. KAPLACK: Right. The
2 majority of what we're doing is baseball and
3 wrestling related.

4 CHAIRMAN: Okay. Thank you.
5 This is a conditional zoning certificate. It
6 does require a public hearing. I notice it was
7 put in the paper, and to that end, I will open
8 the public hearing and ask if there's anyone
9 here that would like to speak regarding this
10 application.

11 (No response.)

12 CHAIRMAN: Seeing no one
13 that wishes to speak, we'll close the public
14 hearing and ask the Planning Commission members
15 if they have any questions or comments.

16 MR. ROSE: Mr. Chairman, I
17 have a question to the Applicant.

18 The baseball, what type of training are you
19 looking to do in that facility?

20 MR. KAPLACK: Mostly hitting,
21 pitching, and defense. We have two batting
22 cages. We have room for two full-length
23 batting cages. It's the warehouse area.

24 MR. ROSE: Okay. Because I
25 was a baseball coach back in the 1900s, and it

1 seemed bigger than what this building looks
2 like, but I'll take your word for it.

3 Thank you.

4 CHAIRMAN: Any other
5 questions? Comments? Motions?

6 MR. GOLD: Mr. Chairman, I'd
7 like to put forth a motion to accept the
8 application as submitted.

9 MR. ROSE: Second.

10 CHAIRMAN: Okay. We have a
11 motion and a second. Is there any other
12 discussion?

13 (No response.)

14 CHAIRMAN: Roll call.

15 MR. MENDEL: Motion was Gold.
16 And who was the second?

17 MR. ROSE: Rose.

18 MR. MENDEL: Okay.

19 Grice?

20 CHAIRMAN: Yes.

21 MR. MENDEL: Dutton?

22 MR. DUTTON: Yes.

23 MR. MENDEL: Gold?

24 MR. GOLD: Yes.

25 MR. MENDEL: Rose?

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MR. ROSE:

Yes.

MR. MENDEL:

Motion approved,

four-zero.

CHAIRMAN:

Thank you. Good

luck with it.

MR. KAPLACK:

Thank you. I

appreciate it. Thank you.

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1 P21-04

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3 CHAIRMAN: The next item on
4 the agenda is Case 21-04. This is for the
5 property at 248 South Harmony Street, and
6 Mr. Hilberg is with us.

7 There you are. Thank you.

8 Jonathan.

9 MR. MENDEL: Yes. Thank you.

10 So this is a conditional zoning certificate
11 review for an in-law suite at 248 South Harmony
12 Street.

13 The applicant is Louis and Jill Schubert.
14 The property is zoned R-2, Medium Density Urban
15 Residential. The property is located at the
16 south and northeast corner of East Smith Road
17 and South Harmony Street. The Applicant
18 proposes approximately a four hundred and seven
19 square foot in-law suite as part of the
20 proposed expanded detached accessory structure;
21 garage.

22 Accessory use is defined as an accessory
23 dwelling unit as it's on the same property as
24 an existing principal dwelling unit, and it is
25 substantially smaller than the principal unit.

1 So these are -- this type of use is a
2 conditionally permitted use in the R-2 zoning
3 district, which requires review and approval by
4 the Planning Commission.

5 As a conditional zoning, it does require a
6 public hearing, which that's outlined on the
7 bottom of Page 1 of the staff report. This
8 also is just -- the only applicable use
9 standards are the general standards of
10 Section -- of Chapter 1153.

11 Just to be -- this is our second in-law
12 suite under the current codes. We had one at
13 the end of last year over on Farm Trail. This
14 will be number two formally going through the
15 process.

16 The proposed in-law suite is clearly sized
17 to be accessory and secondary to the existing
18 dwelling unit. Additionally, the space is
19 intended for the owner's family members
20 consistent with the letter and intent of the
21 in-law suite of the zoning code definition.

22 So I would say that, you know, this is
23 minor in scale and is not -- would not -- you
24 know, the accessory building is not out of
25 place in the context within the immediate

1 vicinity and this property; therefore, I
2 recommend approval of the requested conditional
3 zoning certificate for the proposed in-law
4 suite at 248 South Harmony Street with the
5 following condition:

6 The in-law suite must be occupied by
7 persons related by blood, adoption, marriage --
8 or marriage to those occupying the principal
9 primary dwelling unit.

10 Thank you.

11 CHAIRMAN: Thank you.

12 Good evening. And if you can give us your
13 name and address.

14 MR. SCHUBERT: Louis Schubert,
15 248 South Harmony Street.

16 CHAIRMAN: And do you have
17 anything you would like to add?

18 MR. SCHUBERT: No. It's
19 spot-on. It's really just going to be an
20 entertainment space. We don't have an existing
21 basement, so more of an entertainment space for
22 us than anything. That's really what we're
23 here for.

24 CHAIRMAN: Okay. As
25 Jonathan noted, this is a conditional zoning

1 certificate. The publication was in the
2 newspaper.

3 At this time I'd open the public hearing
4 and ask if there's anyone that would like to
5 speak regarding this application.

6 (No response.)

7 CHAIRMAN: Seeing none,
8 we'll close the public hearing and ask the
9 Commission if you have any questions or
10 comments.

11 MR. DUTTON: Does the
12 Applicant have any issue with staff's
13 recommendation?

14 MR. SCHUBERT: No. As far as
15 blood, no, no.

16 MR. HILBERG: I just have a
17 quick question.

18 So what happens if the current homeowner
19 were to vacate those premises and sell the
20 property? Does this hold over to the new
21 owner?

22 MR. MENDEL: This in-law
23 suite goes with the land. Whoever buys the
24 property, again, would only be able to have
25 people of blood, marriage, and adoption

1 occupying the space because that's integral
2 to our definition of an in-law suite. I just
3 put it as a condition of approval just as a
4 little extra -- you know, being extra
5 explicit.

6 CHAIRMAN: Okay. Any other
7 questions or comments by the Commission?

8 (No response.)

9 CHAIRMAN: Does anybody want
10 to put forth a motion?

11 MR. ROSE: Mr. Chairman, I
12 move to approve with the -- subject to the
13 conditions from the recommendation.

14 MR. DUTTON: Second.

15 CHAIRMAN: We have a motion
16 and a second. Any other discussion?

17 (No response.)

18 CHAIRMAN: Roll call.

19 MR. MENDEL: Grice?

20 CHAIRMAN: Yes.

21 MR. MENDEL: Dutton?

22 MR. DUTTON: Yes.

23 MR. MENDEL: Gold?

24 MR. GOLD: Yes.

25 MR. MENDEL: Hilberg?

1 MR. HILBERG: Yes.

2 MR. MENDEL: Rose?

3 MR. ROSE: Yes.

4 MR. MENDEL: Motion approved,
5 five-zero.

6 CHAIRMAN: Thank you very
7 much. Good luck with it.

8 MR. SCHUBERT: Thank you.

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1 P21-07

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3 CHAIRMAN: Our next item on
4 the agenda is Case 21-07. This is for the
5 property at 790 North Court Street. This is
6 for a site plan approval and conditional sign
7 permit.

8 Jonathan.

9 MR. MENDEL: Thank you. As
10 you said, this is a site plan review and
11 conditional sign permit, conditional sign
12 approval for Jiffy Lube at 790 North Court
13 Street. Currently, the site is occupied by an
14 auto dealer and two houses. The houses were
15 rezoned to C-3 zoning a number of years ago,
16 and this development would incorporate all of
17 that land as shown on the overhead aerial
18 photograph.

19 This is for site plan review for
20 approximately a thirty-nine hundred square
21 foot motor vehicle repair business. This
22 property is located at the southeast corner of
23 North Court Street and Harding Street. It's
24 adjacent to a C-3 zoning to the north, south,
25 and west, and adjacent to R-3 zoning on the

1 east and southeasterly sides of the property.

2 As I said, they would be demolishing the
3 current -- the existing commercial building and
4 residential buildings to redevelop the site
5 with a new thirty-nine hundred square foot
6 single-tenant motor vehicle repair and
7 associated site improvements.

8 The building facade will be a combination
9 of masonry and EIFS detailing and the site will
10 be developed away from the residential to the
11 east and southeast.

12 Additionally, the Applicant proposes an
13 Electronic Message Center sign as part of the
14 proposed ground sign. This requires a
15 conditional sign approval by the Planning
16 Commission. The proposed ground sign is 8.2
17 feet tall and forty-eight square feet, which
18 exceeds the maximum allowed six feet tall and
19 forty square feet. The Applicant has requested
20 a variance for their proposed ground sign that
21 will be reviewed by the Board of Zoning Appeals
22 later this evening, along with some other wall
23 sign variances.

24 So going into just kind of general details,
25 motor vehicle service is a permitted use in the

1 C-3 zoning district. Site improvement and site
2 plan requirements, going through the plans, the
3 design review guidelines of Section 1109.04(c)
4 of the zoning code, the proposed project,
5 proposed building elevation, materials, colors
6 comply with the applicable design guidelines of
7 the zoning code and should appear harmonious to
8 the surrounding built environment.

9 Parking and circulation. The zoning code
10 requires two parking spaces for each service
11 bay; therefore, this project requires eight
12 parking and the Applicant proposes thirteen
13 spaces, which is a five-space surplus.

14 Site lighting. The Applicant has provided
15 a compliant site lighting plan.

16 Landscape. The landscaping, the buffering
17 and screening requirements of Chapter 1149 for
18 the commercial development adjacent to
19 residential districts applies. The proposed
20 plan complies with the setback and vertical
21 landscaping buffer requirements to the adjacent
22 R-3 zoned properties to the east and south. So
23 it would be the house here to the east that's
24 adjacent to Jefferson -- or Broadway rather,
25 North Broadway, and the house that's just to

1 the southeast of the subject site, which also
2 fronts onto North Broadway.

3 In terms of the Electronic Message Center
4 signs, it does have specific requirements in
5 Section 1147.07(J) of the zoning code that
6 deals with color and frequency and
7 illumination.

8 So the Applicant is looking -- there's --
9 the minor portion of the bottom of the sign, of
10 the proposed ground sign, will have the
11 Electronic Message Center sign as denoted as a
12 full-color sign, which would be compliant with
13 the code requirements. The sign has a
14 compliant setback, it's just that it's too
15 large an area in height and, as I said, that
16 will be going to the Board of Zoning Appeals.

17 But the Planning Commission, whether or not
18 it's approved by the Board of Zoning Appeals,
19 it doesn't mean that, you know, there would be
20 a substantive reduction to the -- it doesn't
21 have to be a substantive reduction to the
22 Electronic Message Center sign, so the
23 Planning Commission could approve an
24 Electronic Message Center portion of the sign
25 consistent with this plan regardless of whether

1 address?

2 MR. FRANCESCHELLI: Sure. My name
3 is Vince Franceschelli, and I reside at
4 40 Oak View Crossing in Canfield, Ohio.

5 CHAIRMAN: Glad to have you
6 this evening. Anything you would like to add
7 to what Jonathan just said?

8 MR. FRANCESCHELLI: No. I think that
9 was a great summary. I'll just be here to
10 answer any questions if you have any or go over
11 any of the topics that were previously
12 discussed.

13 CHAIRMAN: Okay. Thank you.
14 Members of the Commission, any comments?
15 Questions? Motions?

16 MR. DUTTON: I'll make a
17 motion to approve the application as presented
18 subject to the review and approval of building
19 permits by the City of Medina Building
20 Department and the site development plan by the
21 City of Medina Engineering Department.

22 MR. GOLD: Second.

23 CHAIRMAN: We have a motion
24 and a second. Is there any other discussion?

25 (No response.)

1 CHAIRMAN: Roll call.

2 MR. MENDEL: I'm sorry, who

3 seconded?

4 MR. GOLD: (Indicating.)

5 MR. MENDEL: Gold. All right.

6 Grice?

7 CHAIRMAN: Yes.

8 MR. MENDEL: Dutton?

9 MR. DUTTON: Yes.

10 MR. MENDEL: Gold?

11 MR. GOLD: Yes.

12 MR. MENDEL: Hilberg?

13 MR. HILBERG: Yes.

14 MR. MENDEL: Rose?

15 MR. ROSE: Yes.

16 MR. MENDEL: Motion passes,

17 five-zero.

18 CHAIRMAN: Thank you very

19 much.

20 MR. FRANCESCHELLI: Thank you.

21 CHAIRMAN: Good luck with

22 it.

23 MR. FRANCESCHELLI: Thank you.

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1 P21-05

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3 CHAIRMAN: And last but
4 certainly not least, our last application is
5 Case 21-05. This is for Medina County for the
6 property 99 Public Square for a certificate of
7 appropriateness.

8 Jonathan.

9 MR. MENDEL: Just the agenda,
10 I apologize, it should be SPA - site plan
11 approval - not a certificate of
12 appropriateness.

13 So, as I said, this is a site plan review
14 for a four-story eighty-six thousand five
15 hundred square foot addition and associated
16 site work at the Medina County Courthouse
17 complex. The property is zoned P-F -
18 Public Facilities - it's effectively at
19 99 Public Square, and the Applicant is
20 Medina County Commissioners.

21 As we all know, this complex is at the east
22 side of Public Square and encompasses an entire
23 block. So the project is a substantive change
24 to the rear of the property. It's currently a
25 surface parking lot. This four-story

1 eighty-six thousand five hundred square foot
2 addition would go into the vast majority of
3 that entire surface parking lot between the
4 County courthouse parking garage and the
5 existing buildings of the complex.

6 In addition to the Planning Commission, as
7 we know, it went to the Historic Preservation
8 Board earlier this afternoon where it was
9 reviewed and given a substantive certificate of
10 appropriateness, and it will also be going to
11 the Board of Zoning Appeals later this evening
12 for a building height variance.

13 So getting into it, this property is zoned
14 P-F. A publicly owned and operated government
15 facility is a permitted use within the zoning
16 district.

17 Some of the just basic district
18 regulations, the maximum building height is
19 forty-five feet, the proposed building is
20 53.7 feet tall; therefore, the Applicant will
21 be going -- has requested a variance for that
22 building height and will be going in front of
23 the Board of Zoning Appeals. Otherwise, the
24 building -- other than the building height
25 variance, the proposed project complies with

1 all the requirements of the P-F district.

2 So getting into site plan standards, the
3 proposed plan meets the site plan requirements
4 of the zoning code and design guidelines.

5 Parking. There's not really much to talk
6 about parking, although the first sentence of
7 my staff report in this section talks about
8 fifteen surface parking spaces and ten
9 residential units. I'm sorry, that's left over
10 from a previous staff report. That is not
11 applicable to this project.

12 The zoning code established a parking
13 district in 1978 which basically exempted all
14 properties within that parking district from
15 the minimum parking requirements of the zoning
16 code. The subject property is within that
17 parking district, so they're not technically
18 required under the City of Medina Zoning Code
19 to provide parking, although, as we know,
20 there's about a three-hundred-and-fifty space
21 parking garage which the City owns on the City
22 property, which was a partnership between the
23 County and the City over a decade ago to
24 accommodate this type of project and the
25 parking needs that are there. The County also

1 has all the parking on the north side of
2 Liberty as part of the County Administration
3 Building site, so there's ample parking, and
4 the Applicant has done an analysis just for the
5 sake of it that the existing parking on the
6 subject site would be sufficient for the
7 needs -- for the office and visitor needs of
8 the proposed project.

9 Landscaping. The proposed landscape plan
10 nicely softens the edge of the building and the
11 parking lot in the southerly half of the
12 building of the site. The building does come
13 close to the north property line, the frontage
14 along Liberty, but so does the Old County
15 Courthouse building. That would be maintained.
16 There's a little bit of a setback just to
17 give a little bit of space and pedestrian
18 comfort as for people using the sidewalk, the
19 sidewalk on the south side of East Liberty
20 Street.

21 The building design, as I said, the
22 applicable design guidelines of Section 1109.04
23 of the zoning code, this proposed addition is
24 consistent with that and the intent of the P-F
25 district and the community's desire to retain

1 the courthouse operation in Downtown Medina.

2 Lastly, the historical building -- public
3 building architectural style is well-executed
4 with appropriate materials, detailing, and
5 proportions, which, as we know, was discussed
6 extensively at the Historic Preservation Board
7 earlier this afternoon.

8 Parking lot lighting. The site lighting,
9 the Applicant has provided a compliant plan.

10 And at this time I would recommend approval
11 of the site plan request for the proposed
12 project with the two conditions as outlined on
13 Page 3 of the staff report.

14 Thank you.

15 CHAIRMAN: Thank you.

16 Good afternoon. If you could give us your
17 name and address.

18 MS. NOZIK: Hello. My name
19 is Nancy Nozik. I'm with the Brandstetter
20 Carroll Architects. I live at 5544 Lansbury
21 Lane in Lyndhurst, Ohio.

22 CHAIRMAN: Okay. Thank you.

23 And anything you would like to add to what
24 Jonathan has told us?

25 MS. NOZIK: Well, I can

1 describe a little bit for you what you're
2 seeing on the site plan, just to elaborate.

3 If you want to zoom in a little bit there,
4 Jonathan.

5 So at the south end of the property -- the
6 primary entrance to the building is on the
7 south facade, and we do have a new parking --
8 surface parking area there with fourteen public
9 spaces, eight of which are handicap spaces, so
10 that will be the primary handicap accessible
11 parking for the whole complex there.

12 There is a plaza immediately to the north
13 of that. That is an entry plaza into the main
14 entry of the new building. This also connects
15 over to the existing Sturgis House,
16 Prosecutor's building, whatever you want to
17 call it, and that entry will be maintained and
18 will provide handicap-accessible entry into
19 that building as part of the site improvement.

20 The access into and out of the parking
21 garage will be maintained at all of the
22 entrances of the parking garage. You can see
23 we still have a driveway that goes there to the
24 middle of the parking garage.

25 To the north of that is no longer public

1 access. On the north side from Liberty Street,
2 that is access into the sally port that serves
3 the courthouse. It is a secure sally port, and
4 then there is a -- that area below that, where
5 his pen is, is enclosed in a secure fence for
6 the police who are transporting people to court
7 so they have a place to park if they're
8 dropping off and need to secure the in-custody
9 people and then leave. So we have five parking
10 spaces there for them, for all the various
11 jurisdictions that will coming to the court.

12 So that part of the driveway is no longer
13 for public access, but the driveway to the
14 south is. If they drive through the sally
15 port, they then continue on through a secure
16 gate to exit and they will exit to the south,
17 to Washington Street.

18 There's also a courtyard there between the
19 new building and the 1969 building that is
20 not -- the courtyard itself is not public
21 access space. There is access to it for fire
22 department use, there is access to it for staff
23 and maintenance use; however, we do have some
24 landscaping designed in that courtyard because
25 people in the courthouse will be able to see

1 into that space, so we want it to be an
2 attractive space.

3 You don't have the landscape plan up, but
4 we do have plantings throughout this area. We
5 will be removing the trees that are there
6 today, but we will be replacing them with
7 several trees down in the plaza area as well as
8 along the back of the 1969 building and in that
9 new courtyard area there. We have some plants
10 and some trees going in that area.

11 We do not have any monument sign or
12 anything like that for you to review. There
13 will be -- on the south facade of the building
14 it says "Medina County Courthouse" very large
15 on the building, so that will be the indicator
16 for the building function.

17 I don't know what else you're looking for,
18 so if you have any other questions for me, I'm
19 more than happy to answer.

20 CHAIRMAN: Okay. Any
21 questions by members of the Commission?

22 MR. ROSE: Mr. Chairman.

23 CHAIRMAN: Yes?

24 MR. ROSE: The entrances to
25 the existing parking deck on Liberty Street,

1 will they remain?

2 MS. NOZIK: Yes. And
3 South Washington -- or East Washington. Sorry.

4 MR. ROSE: So the
5 northern-most entrance, is that going to be --
6 have limited access?

7 Okay, right -- get back up. The entrance
8 that looks like it's going into the parking
9 deck.

10 Yeah, right there.

11 MS. NOZIK: That is not --
12 that is actually a paved area with a drain in
13 it. That was designed for the City to remove
14 the snow off of the top of the parking garage
15 and to dump it there. I don't know if they use
16 it that way. That is what it was intended for
17 and that will be maintained for that use.
18 That's not an access into the parking garage
19 itself.

20 MR. ROSE: Thank you.

21 CHAIRMAN: Any other
22 questions by members of the Commission?

23 MR. DUTTON: Regarding the
24 north elevation, the plan up there, it appears
25 there's a courtyard entrance from the north,

1 yet the elevations seem to look like it's one
2 continuous building. I guess, could you
3 explain that?

4 MS. NOZIK: Why don't you go
5 to that? Zoom out to see that whole thing.

6 So we are connecting to the Old Courthouse,
7 the 1840s courthouse. So on the right-hand --
8 this is a view if you're standing or driving
9 down Liberty Street looking to the west. So on
10 the right-hand side of this image is the
11 Old Courthouse. You can see the mansard roof
12 and the tower up on top. We are renovating the
13 inside of that building for use by the County
14 courthouse, so we are connecting to it.

15 And we'll show you two different views.
16 This view you can kind of see there's a little
17 tan area between the Old Courthouse and the
18 new. This is another view looking more towards
19 the east. So there is a connector piece there
20 that connects the primary massing of the new
21 building to the existing building that is
22 there.

23 MR. DUTTON: So on the site
24 plan, it looks like there's some kind of steps
25 up and down there.

1 MS. NOZIK: Well, you can
2 kind of see it from here. On the first floor
3 from the Liberty side there will be a
4 continuous wall with a door in it. When you
5 look at the floor -- the site plan, however,
6 there's an opening there. We need to maintain
7 emergency egress out of the 1969 courthouse.
8 There's a stairwell that exits into our new
9 courtyard, so there will be emergency egress
10 from there to the north out to Liberty Street.

11 From Liberty Street, you won't even be able
12 to tell that there is anything behind there.
13 It will look like there's a solid building, but
14 there is an exit through there.

15 The grade change is fairly significant from
16 where our new courtyard is going to be to where
17 the sidewalk is out there. That's why we have
18 a series of -- we have a couple steps before
19 you go through the door -- we have a couple
20 steps after you go through the door to get
21 out -- to egress out to Liberty Street.

22 CHAIRMAN: Any other
23 questions?

24 (No response.)

25 CHAIRMAN: Anybody with us

1 this evening have any comment? And if so,
2 please come up to the podium, give us your name
3 and address, and limit your comments to, you
4 know, a few minutes.

5 MR. JOCKE: Hello. I'm
6 Ralph Jocke. I live at 534 East Friendship
7 Street.

8 And I want to thank the members of the
9 Commission for their service. I would ask you
10 to take careful consideration of your
11 responsibilities in representing the citizens
12 of the City of Medina. It's not your personal
13 views that matter for purposes of the things
14 that come before you. What matters is
15 protecting the interests of the citizens, and I
16 want to remind each of you that in November the
17 citizens of this city voted against this
18 project by more than a two-to-one margin.

19 MR. GOLD: Excuse me,
20 Mr. Jocke, that's incorrect. They voted not to
21 allow the City of Medina to use funds for this
22 project. It has nothing to do with whether the
23 project goes forward or not.

24 And then, secondly, Mr. Jocke, we are here
25 examining a site plan, so if you have comments

1 pertaining to the site plan, please, by all
2 means, go ahead.

3 MR. JOCKE: I will.

4 MR. GOLD: But if they're
5 not regarding the site plan, then, please, I
6 ask you to give up the podium.

7 MR. JOCKE: Well, the site
8 plan that is being reviewed here is exactly
9 what was being proposed when the people voted
10 in November, and I would remind you that the
11 people voted against this two-to-one;
12 therefore, I'd ask you to do your duty --

13 MR. GOLD: Again, Mr. Jocke,
14 they voted to not allow the City to use the
15 City funds unless those funds were approved by
16 the majority of the residents in the city. It
17 had nothing to do, again, with whether they
18 were approving or not allowing the project to
19 go forward.

20 MR. JOCKE: Well, I would
21 have to disagree with you there. This is the
22 exact same project and the people are against
23 it.

24 And I've personally spoken with thousands
25 of individuals both in the county and in the

1 city about this project in November, and there
2 is overwhelming opposition to this project and,
3 therefore, I would ask you to take that into
4 consideration as you vote on it.

5 Thank you very much.

6 CHAIRMAN: Thank you, sir.

7 Anyone else with us this evening?

8 (No response.)

9 CHAIRMAN: Okay. Members of
10 the Commission, any other comments or
11 questions?

12 MR. GOLD: Mr. Chairman, I
13 would like to put forth a motion for approval
14 of the site plan as submitted subject to the
15 approval of the building permits by the
16 building department and the approval from the
17 engineering department as well.

18 MR. ROSE: Second.

19 CHAIRMAN: We have a motion
20 and a second. Is there any other discussion?

21 (No response.)

22 CHAIRMAN: Roll call.

23 MR. MENDEL: Grice?

24 CHAIRMAN: Yes.

25 MR. MENDEL: Dutton?

1 MR. DUTTON: Yes.
2 MR. MENDEL: Gold?
3 MR. GOLD: Yes.
4 MR. MENDEL: Hilberg?
5 MR. HILBERG: Yes.
6 MR. MENDEL: Rose?
7 MR. ROSE: Yes.
8 MR. MENDEL: Approved

9 five-zero.

10 CHAIRMAN: Good luck with
11 the project.

12 If there is nothing else to come before the
13 Commission this evening, we are adjourned.

14 (Proceedings concluded.)

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

3 CERTIFICATE

4 I, Makenzie J. Sabo, RPR, Notary Public within
 5 and for the State of Ohio, duly commissioned and
 6 qualified, hereby certify that before the giving of
 7 their testimony, all persons were first duly sworn
 8 to testify to the truth, the whole truth, and
 9 nothing but the truth in this case aforesaid and
 10 that the testimony was taken by me by means of
 11 stenotype in the presence of said persons.

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

14 IN WITNESS WHEREOF, I have hereunto set my hand
 15 and affixed my seal of office at Medina, Ohio this
 16 22nd day of March, 2021.

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Makenzie J. Sabo

 Makenzie J. Sabo, RPR
 and Notary Public within and for
 the State of Ohio.
 My commission expires 09/19/23.

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CITY OF MEDINA
PLANNING COMMISSION
- - -

Transcript of Proceedings held on Thursday, the
11th day of March, 2021 before the City of Medina
Planning Commission, commencing at approximately
6:00 p.m., as taken by Makenzie J. Sabo, RPR,
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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APPEARANCES:

Rick Grice, Chairman,
Bruce Gold, Member,
Andrew Dutton, Member,
Rob Henwood, Member,
Paul Rose, Member,
Brian Hilberg, Alternate.

City of Medina Planning and Community,
Development Department,
Jonathan Mendel, Community Development Director.

- - -

P21-04:

Louis Schubert, Applicant.

P21-05:

Nancy Nozik, Architect, Brandstetter Carroll, Inc.
Scott Miller, Medina County Administrator.

P21-06:

Nick Kaplack, Applicant.

P21-07:

Vince Franceschelli, Sevan Multi-Site Solutions.

- - -

NOTE: Alternate Brian Hilberg was not present for
Case P21-06.

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PROCEEDINGS

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CHAIRMAN: Good evening,
everyone.

I'd like to welcome you to the March 11th
Medina City Planning Commission meeting. As
most of you, I think, were here for the
Historic Preservation Board, anybody who wishes
to speak, we'd ask you to go to the podium,
give your name and address, limit your comments
to a few minutes.

And at this time I would ask anybody that
is -- well, let me rephrase that. I would
just ask that everybody stand and be sworn
in. That way, if you change your mind and
decide you want to speak, you will have been
sworn in.

(Whereupon, Jonathan Mendel and all
persons in attendance were then placed under
oath by the Notary.)

CHAIRMAN: The minutes of
our last meeting from the February 11th meeting
were distributed to the members of the
Commission.

Are there any additions or corrections?

5

1 MR. GOLD: Mr. Chairman, I'd
 2 like to make a motion to approve the minutes as
 3 submitted.
 4 MR. ROSE: Second.
 5 CHAIRMAN: We have a motion
 6 and a second.
 7 Roll call.
 8 MR. MENDEL: Dutton?
 9 MR. DUTTON: Yes.
 10 MR. MENDEL: Gold?
 11 MR. GOLD: Yes.
 12 MR. MENDEL: Grice?
 13 CHAIRMAN: Yes.
 14 MR. MENDEL: Rose?
 15 MR. ROSE: Yes.
 16 CHAIRMAN: We're going to
 17 take the agendas slightly out of order. I
 18 would like to start with -- I'm sorry,
 19 announcements.
 20 Jonathan.
 21 MR. MENDEL: Thank you.
 22 We, actually for the comprehensive plan,
 23 the review team on the City's end, interviewed
 24 two consultants yesterday and made a decision,
 25 and that will be made public probably in short

6

1 order. So hopefully very soon we'll be
 2 starting into a new comprehensive plan creation
 3 process of which through -- most of the
 4 Planning Commission will be closely part of
 5 that process as well.
 6 So thank you.
 7 CHAIRMAN: Okay. Thank you.
 8 Mr. Rose, City Council?
 9 MR. ROSE: Thank you,
 10 Mr. Chairman. Nothing at this time.
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1 P21-06
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 3 CHAIRMAN: Okay. I would
 4 like to start then with Case 21-06. This is
 5 for the property at 585 North State Road. This
 6 is a conditional zoning certificate.
 7 And, Jonathan.
 8 MR. MENDEL: Yes. Thank you.
 9 As you said, this is a conditional
 10 zoning certificate for commercial recreation,
 11 Kap Sports, 585 North State Road. The property
 12 is zoned I-1 Industrial. It's located at the
 13 northwest corner of North State Road and
 14 Progress Drive intersection.
 15 The Applicant proposes a commercial
 16 recreation-oriented fitness use for the space.
 17 They will focus on a wide spectrum of fitness
 18 techniques, methods, and sports training. This
 19 use would fall under commercial recreation,
 20 which is a conditionally permitted use in the
 21 I-1 zoning district, thereby necessitating this
 22 conditional zoning certificate review by the
 23 Planning Commission. The basics, as I said,
 24 it's a conditionally permitted use in the
 25 I-1 zoning district.

8

1 As a public -- as a conditional zoning
 2 review, there's a requirement for a public
 3 hearing. This use does not have specific
 4 standards to it, so just the seven general
 5 use standards for conditional uses as outlined
 6 on Page 2 of the staff report. Really, the
 7 only other requirement is parking and
 8 circulation. This type of use would require
 9 six parking spaces -- or this specific use
 10 would require six parking spaces. There are
 11 effectively about twelve spaces allocated to
 12 it on this site, which leaves a six-space
 13 surplus.
 14 So, generally, what we've done with these
 15 is -- the biggest issue, generally commercial
 16 recreation was put in the code in this district
 17 as a conditionally permitted use because
 18 generally it requires a large floor plate, high
 19 ceiling kind of spaces, and that's fairly
 20 predominant in industrial areas, but due to the
 21 nature of industrial areas, you have heavier
 22 industrial next to these commercial recreation
 23 uses. There could be considerations of
 24 conflict, so it's been pushed into -- you
 25 know, it's a less intensive land use than

1 typical industrial. It says, you know, we
2 would need to look at it on a case-by-case
3 basis.

4 So in this case in particular, I don't
5 think there's going to be any issues. It's
6 compliant with all seven -- with all the
7 general use standards for conditional uses, but
8 we always do like to make it clear, it's
9 important for the Applicant and their future
10 clients to understand that this specific area
11 of the city is already a high-intensity
12 industrial neighborhood and that the traffic
13 and industrial activities occurring are
14 integral and inseparable from this portion of
15 the city, just to kind of make everybody aware
16 that if there's -- you know, nobody should be
17 concerned or complain about too much truck
18 traffic when you're at the intersection of
19 State and Progress Drive.

20 So with that, I would recommend approval of
21 the proposed conditional zoning certificate for
22 the commercial recreational use.

23 Thank you.

24 CHAIRMAN: Is the Applicant
25 with us?

1 MR. MENDEL: Come on up to the
2 table here.

3 CHAIRMAN: Come up here.
4 And if you can give us your name and
5 address.

6 MR. KAPLACK: My name is
7 Nick Kaplack. I live at 3351 --

8 MR. MENDEL: You can turn on
9 your microphone.

10 MR. KAPLACK: My name is
11 Nick Kaplack. I live at 3351 Huffman Road.

12 CHAIRMAN: And is there
13 anything you would like to add?

14 MS. KAPLACK: I'm not sure if
15 we have the address right, because the middle
16 building where we're at, it's next to
17 Tinman Fitness, and I believe we're 569, is the
18 middle one.

19 MR. MENDEL: For the land use
20 purposes, we're just using the property -- the
21 land -- the property's address. So there's --
22 each tenant unit has a specific address, which
23 is a little different, so -- but we run into
24 that all the time. It's still the same
25 property.

1 MR. KAPLACK: Right. The
2 majority of what we're doing is baseball and
3 wrestling related.

4 CHAIRMAN: Okay. Thank you.
5 This is a conditional zoning certificate. It
6 does require a public hearing. I notice it was
7 put in the paper, and to that end, I will open
8 the public hearing and ask if there's anyone
9 here that would like to speak regarding this
10 application.

11 (No response.)

12 CHAIRMAN: Seeing no one
13 that wishes to speak, we'll close the public
14 hearing and ask the Planning Commission members
15 if they have any questions or comments.

16 MR. ROSE: Mr. Chairman, I
17 have a question to the Applicant.

18 The baseball, what type of training are you
19 looking to do in that facility?

20 MR. KAPLACK: Mostly hitting,
21 pitching, and defense. We have two batting
22 cages. We have room for two full-length
23 batting cages. It's the warehouse area.

24 MR. ROSE: Okay. Because I
25 was a baseball coach back in the 1900s, and it

1 seemed bigger than what this building looks
2 like, but I'll take your word for it.

3 Thank you.

4 CHAIRMAN: Any other
5 questions? Comments? Motions?

6 MR. GOLD: Mr. Chairman, I'd
7 like to put forth a motion to accept the
8 application as submitted.

9 MR. ROSE: Second.

10 CHAIRMAN: Okay. We have a
11 motion and a second. Is there any other
12 discussion?

13 (No response.)

14 CHAIRMAN: Roll call.

15 MR. MENDEL: Motion was Gold.
16 And who was the second?

17 MR. ROSE: Rose.

18 MR. MENDEL: Okay.
19 Grice?

20 CHAIRMAN: Yes.

21 MR. MENDEL: Dutton?

22 MR. DUTTON: Yes.

23 MR. MENDEL: Gold?

24 MR. GOLD: Yes.

25 MR. MENDEL: Rose?

13

1 MR. ROSE: Yes.

2 MR. MENDEL: Motion approved,

3 four-zero.

4 CHAIRMAN: Thank you. Good

5 luck with it.

6 MR. KAPLACK: Thank you. I

7 appreciate it. Thank you.

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1 So these are -- this type of use is a

2 conditionally permitted use in the R-2 zoning

3 district, which requires review and approval by

4 the Planning Commission.

5 As a conditional zoning, it does require a

6 public hearing, which that's outlined on the

7 bottom of Page 1 of the staff report. This

8 also is just -- the only applicable use

9 standards are the general standards of

10 Section -- of Chapter 1153.

11 Just to be -- this is our second in-law

12 suite under the current codes. We had one at

13 the end of last year over on Farm Trail. This

14 will be number two formally going through the

15 process.

16 The proposed in-law suite is clearly sized

17 to be accessory and secondary to the existing

18 dwelling unit. Additionally, the space is

19 intended for the owner's family members

20 consistent with the letter and intent of the

21 in-law suite of the zoning code definition.

22 So I would say that, you know, this is

23 minor in scale and is not -- would not -- you

24 know, the accessory building is not out of

25 place in the context within the immediate

14

1 P21-04

2 - - -

3 CHAIRMAN: The next item on

4 the agenda is Case 21-04. This is for the

5 property at 248 South Harmony Street, and

6 Mr. Hilberg is with us.

7 There you are. Thank you.

8 Jonathan.

9 MR. MENDEL: Yes. Thank you.

10 So this is a conditional zoning certificate

11 review for an in-law suite at 248 South Harmony

12 Street.

13 The applicant is Louis and Jill Schubert.

14 The property is zoned R-2, Medium Density Urban

15 Residential. The property is located at the

16 south and northeast corner of East Smith Road

17 and South Harmony Street. The Applicant

18 proposes approximately a four hundred and seven

19 square foot in-law suite as part of the

20 proposed expanded detached accessory structure;

21 garage.

22 Accessory use is defined as an accessory

23 dwelling unit as it's on the same property as

24 an existing principal dwelling unit, and it is

25 substantially smaller than the principal unit.

16

1 vicinity and this property; therefore, I

2 recommend approval of the requested conditional

3 zoning certificate for the proposed in-law

4 suite at 248 South Harmony Street with the

5 following condition:

6 The in-law suite must be occupied by

7 persons related by blood, adoption, marriage --

8 or marriage to those occupying the principal

9 primary dwelling unit.

10 Thank you.

11 CHAIRMAN: Thank you.

12 Good evening. And if you can give us your

13 name and address.

14 MR. SCHUBERT: Louis Schubert,

15 248 South Harmony Street.

16 CHAIRMAN: And do you have

17 anything you would like to add?

18 MR. SCHUBERT: No. It's

19 spot-on. It's really just going to be an

20 entertainment space. We don't have an existing

21 basement, so more of an entertainment space for

22 us than anything. That's really what we're

23 here for.

24 CHAIRMAN: Okay. As

25 Jonathan noted, this is a conditional zoning

1 certificate. The publication was in the
 2 newspaper.
 3 At this time I'd open the public hearing
 4 and ask if there's anyone that would like to
 5 speak regarding this application.
 6 (No response.)
 7 CHAIRMAN: Seeing none,
 8 we'll close the public hearing and ask the
 9 Commission if you have any questions or
 10 comments.
 11 MR. DUTTON: Does the
 12 Applicant have any issue with staff's
 13 recommendation?
 14 MR. SCHUBERT: No. As far as
 15 blood, no, no.
 16 MR. HILBERG: I just have a
 17 quick question.
 18 So what happens if the current homeowner
 19 were to vacate those premises and sell the
 20 property? Does this hold over to the new
 21 owner?
 22 MR. MENDEL: This in-law
 23 suite goes with the land. Whoever buys the
 24 property, again, would only be able to have
 25 people of blood, marriage, and adoption

1 occupying the space because that's integral
 2 to our definition of an in-law suite. I just
 3 put it as a condition of approval just as a
 4 little extra -- you know, being extra
 5 explicit.
 6 CHAIRMAN: Okay. Any other
 7 questions or comments by the Commission?
 8 (No response.)
 9 CHAIRMAN: Does anybody want
 10 to put forth a motion?
 11 MR. ROSE: Mr. Chairman, I
 12 move to approve with the -- subject to the
 13 conditions from the recommendation.
 14 MR. DUTTON: Second.
 15 CHAIRMAN: We have a motion
 16 and a second. Any other discussion?
 17 (No response.)
 18 CHAIRMAN: Roll call.
 19 MR. MENDEL: Grice?
 20 CHAIRMAN: Yes.
 21 MR. MENDEL: Dutton?
 22 MR. DUTTON: Yes.
 23 MR. MENDEL: Gold?
 24 MR. GOLD: Yes.
 25 MR. MENDEL: Hilberg?

1 MR. HILBERG: Yes.
 2 MR. MENDEL: Rose?
 3 MR. ROSE: Yes.
 4 MR. MENDEL: Motion approved,
 5 five-zero.
 6 CHAIRMAN: Thank you very
 7 much. Good luck with it.
 8 MR. SCHUBERT: Thank you.
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1 P21-07
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 3 CHAIRMAN: Our next item on
 4 the agenda is Case 21-07. This is for the
 5 property at 790 North Court Street. This is
 6 for a site plan approval and conditional sign
 7 permit.
 8 Jonathan.
 9 MR. MENDEL: Thank you. As
 10 you said, this is a site plan review and
 11 conditional sign permit, conditional sign
 12 approval for Jiffy Lube at 790 North Court
 13 Street. Currently, the site is occupied by an
 14 auto dealer and two houses. The houses were
 15 rezoned to C-3 zoning a number of years ago,
 16 and this development would incorporate all of
 17 that land as shown on the overhead aerial
 18 photograph.
 19 This is for site plan review for
 20 approximately a thirty-nine hundred square
 21 foot motor vehicle repair business. This
 22 property is located at the southeast corner of
 23 North Court Street and Harding Street. It's
 24 adjacent to a C-3 zoning to the north, south,
 25 and west, and adjacent to R-3 zoning on the

1 east and southeasterly sides of the property.
2 As I said, they would be demolishing the
3 current -- the existing commercial building and
4 residential buildings to redevelop the site
5 with a new thirty-nine hundred square foot
6 single-tenant motor vehicle repair and
7 associated site improvements.

8 The building facade will be a combination
9 of masonry and EIFS detailing and the site will
10 be developed away from the residential to the
11 east and southeast.

12 Additionally, the Applicant proposes an
13 Electronic Message Center sign as part of the
14 proposed ground sign. This requires a
15 conditional sign approval by the Planning
16 Commission. The proposed ground sign is 8.2
17 feet tall and forty-eight square feet, which
18 exceeds the maximum allowed six feet tall and
19 forty square feet. The Applicant has requested
20 a variance for their proposed ground sign that
21 will be reviewed by the Board of Zoning Appeals
22 later this evening, along with some other wall
23 sign variances.

24 So going into just kind of general details,
25 motor vehicle service is a permitted use in the

1 C-3 zoning district. Site improvement and site
2 plan requirements, going through the plans, the
3 design review guidelines of Section 1109.04(c)
4 of the zoning code, the proposed project,
5 proposed building elevation, materials, colors
6 comply with the applicable design guidelines of
7 the zoning code and should appear harmonious to
8 the surrounding built environment.

9 Parking and circulation. The zoning code
10 requires two parking spaces for each service
11 bay; therefore, this project requires eight
12 parking and the Applicant proposes thirteen
13 spaces, which is a five-space surplus.

14 Site lighting. The Applicant has provided
15 a compliant site lighting plan.

16 Landscape. The landscaping, the buffering
17 and screening requirements of Chapter 1149 for
18 the commercial development adjacent to
19 residential districts applies. The proposed
20 plan complies with the setback and vertical
21 landscaping buffer requirements to the adjacent
22 R-3 zoned properties to the east and south. So
23 it would be the house here to the east that's
24 adjacent to Jefferson -- or Broadway rather,
25 North Broadway, and the house that's just to

1 the southeast of the subject site, which also
2 fronts onto North Broadway.

3 In terms of the Electronic Message Center
4 signs, it does have specific requirements in
5 Section 1147.07(J) of the zoning code that
6 deals with color and frequency and
7 illumination.

8 So the Applicant is looking -- there's --
9 the minor portion of the bottom of the sign, of
10 the proposed ground sign, will have the
11 Electronic Message Center sign as denoted as a
12 full-color sign, which would be compliant with
13 the code requirements. The sign has a
14 compliant setback, it's just that it's too
15 large an area in height and, as I said, that
16 will be going to the Board of Zoning Appeals.

17 But the Planning Commission, whether or not
18 it's approved by the Board of Zoning Appeals,
19 it doesn't mean that, you know, there would be
20 a substantive reduction to the -- it doesn't
21 have to be a substantive reduction to the
22 Electronic Message Center sign, so the
23 Planning Commission could approve an
24 Electronic Message Center portion of the sign
25 consistent with this plan regardless of whether

1 it's the exact proposed ground sign or a
2 compliant ground sign.

3 So, generally, going to the -- upon
4 completion of the proposed retail building
5 would be consistent -- would contain either
6 positive reinvestment in this city corridor and
7 will be harmonious with the retail environment
8 on North Court Street. The EMC portion of the
9 sign, as I said, would be compliant if it was
10 within a compliant ground sign, and whether or
11 not the Board of Zoning Appeals approves it
12 shouldn't fundamentally change the nature of
13 the Electronic Message Center as proposed
14 today.

15 So I would recommend approval of the site
16 plan for the motor vehicle service use,
17 building and site, and conditional sign
18 approval for the Electronic Message Center
19 portion of this site's ground sign with the
20 two conditions as outlined on the bottom of
21 Page 2 -- on Page 3 of the staff report.

22 Thank you.

23 CHAIRMAN: Thank you,
24 Jonathan.

25 Good evening. Can we have your name and

1 address?
 2 MR. FRANCESCHELLI: Sure. My name
 3 is Vince Franceschelli, and I reside at
 4 40 Oak View Crossing in Canfield, Ohio.
 5 CHAIRMAN: Glad to have you
 6 this evening. Anything you would like to add
 7 to what Jonathan just said?
 8 MR. FRANCESCHELLI: No. I think that
 9 was a great summary. I'll just be here to
 10 answer any questions if you have any or go over
 11 any of the topics that were previously
 12 discussed.
 13 CHAIRMAN: Okay. Thank you.
 14 Members of the Commission, any comments?
 15 Questions? Motions?
 16 MR. DUTTON: I'll make a
 17 motion to approve the application as presented
 18 subject to the review and approval of building
 19 permits by the City of Medina Building
 20 Department and the site development plan by the
 21 City of Medina Engineering Department.
 22 MR. GOLD: Second.
 23 CHAIRMAN: We have a motion
 24 and a second. Is there any other discussion?
 25 (No response.)

1 CHAIRMAN: Roll call.
 2 MR. MENDEL: I'm sorry, who
 3 seconded?
 4 MR. GOLD: (Indicating.)
 5 MR. MENDEL: Gold. All right.
 6 Grice?
 7 CHAIRMAN: Yes.
 8 MR. MENDEL: Dutton?
 9 MR. DUTTON: Yes.
 10 MR. MENDEL: Gold?
 11 MR. GOLD: Yes.
 12 MR. MENDEL: Hilberg?
 13 MR. HILBERG: Yes.
 14 MR. MENDEL: Rose?
 15 MR. ROSE: Yes.
 16 MR. MENDEL: Motion passes,
 17 five-zero.
 18 CHAIRMAN: Thank you very
 19 much.
 20 MR. FRANCESCHELLI: Thank you.
 21 CHAIRMAN: Good luck with
 22 it.
 23 MR. FRANCESCHELLI: Thank you.
 24 - - -
 25

1 P21-05
 2 - - -
 3 CHAIRMAN: And last but
 4 certainly not least, our last application is
 5 Case 21-05. This is for Medina County for the
 6 property 99 Public Square for a certificate of
 7 appropriateness.
 8 Jonathan.
 9 MR. MENDEL: Just the agenda,
 10 I apologize, it should be SPA - site plan
 11 approval - not a certificate of
 12 appropriateness.
 13 So, as I said, this is a site plan review
 14 for a four-story eighty-six thousand five
 15 hundred square foot addition and associated
 16 site work at the Medina County Courthouse
 17 complex. The property is zoned P-F -
 18 Public Facilities - it's effectively at
 19 99 Public Square, and the Applicant is
 20 Medina County Commissioners.
 21 As we all know, this complex is at the east
 22 side of Public Square and encompasses an entire
 23 block. So the project is a substantive change
 24 to the rear of the property. It's currently a
 25 surface parking lot. This four-story

1 eighty-six thousand five hundred square foot
 2 addition would go into the vast majority of
 3 that entire surface parking lot between the
 4 County courthouse parking garage and the
 5 existing buildings of the complex.
 6 In addition to the Planning Commission, as
 7 we know, it went to the Historic Preservation
 8 Board earlier this afternoon where it was
 9 reviewed and given a substantive certificate of
 10 appropriateness, and it will also be going to
 11 the Board of Zoning Appeals later this evening
 12 for a building height variance.
 13 So getting into it, this property is zoned
 14 P-F. A publicly owned and operated government
 15 facility is a permitted use within the zoning
 16 district.
 17 Some of the just basic district
 18 regulations, the maximum building height is
 19 forty-five feet, the proposed building is
 20 53.7 feet tall; therefore, the Applicant will
 21 be going -- has requested a variance for that
 22 building height and will be going in front of
 23 the Board of Zoning Appeals. Otherwise, the
 24 building -- other than the building height
 25 variance, the proposed project complies with

1 all the requirements of the P-F district.
2 So getting into site plan standards, the
3 proposed plan meets the site plan requirements
4 of the zoning code and design guidelines.

5 Parking. There's not really much to talk
6 about parking, although the first sentence of
7 my staff report in this section talks about
8 fifteen surface parking spaces and ten
9 residential units. I'm sorry, that's left over
10 from a previous staff report. That is not
11 applicable to this project.

12 The zoning code established a parking
13 district in 1978 which basically exempted all
14 properties within that parking district from
15 the minimum parking requirements of the zoning
16 code. The subject property is within that
17 parking district, so they're not technically
18 required under the City of Medina Zoning Code
19 to provide parking, although, as we know,
20 there's about a three-hundred-and-fifty space
21 parking garage which the City owns on the City
22 property, which was a partnership between the
23 County and the City over a decade ago to
24 accommodate this type of project and the
25 parking needs that are there. The County also

1 has all the parking on the north side of
2 Liberty as part of the County Administration
3 Building site, so there's ample parking, and
4 the Applicant has done an analysis just for the
5 sake of it that the existing parking on the
6 subject site would be sufficient for the
7 needs -- for the office and visitor needs of
8 the proposed project.

9 Landscaping. The proposed landscape plan
10 nicely softens the edge of the building and the
11 parking lot in the southerly half of the
12 building of the site. The building does come
13 close to the north property line, the frontage
14 along Liberty, but so does the Old County
15 Courthouse building. That would be maintained.
16 There's a little bit of a setback just to
17 give a little bit of space and pedestrian
18 comfort as for people using the sidewalk, the
19 sidewalk on the south side of East Liberty
20 Street.

21 The building design, as I said, the
22 applicable design guidelines of Section 1109.04
23 of the zoning code, this proposed addition is
24 consistent with that and the intent of the P-F
25 district and the community's desire to retain

1 the courthouse operation in Downtown Medina.
2 Lastly, the historical building -- public
3 building architectural style is well-executed
4 with appropriate materials, detailing, and
5 proportions, which, as we know, was discussed
6 extensively at the Historic Preservation Board
7 earlier this afternoon.

8 Parking lot lighting. The site lighting,
9 the Applicant has provided a compliant plan.
10 And at this time I would recommend approval
11 of the site plan request for the proposed
12 project with the two conditions as outlined on
13 Page 3 of the staff report.

14 Thank you.
15 CHAIRMAN: Thank you.
16 Good afternoon. If you could give us your
17 name and address.

18 MS. NOZIK: Hello. My name
19 is Nancy Nozik. I'm with the Brandstetter
20 Carroll Architects. I live at 5544 Lansbury
21 Lane in Lyndhurst, Ohio.

22 CHAIRMAN: Okay. Thank you.
23 And anything you would like to add to what
24 Jonathan has told us?

25 MS. NOZIK: Well, I can

1 describe a little bit for you what you're
2 seeing on the site plan, just to elaborate.

3 If you want to zoom in a little bit there,
4 Jonathan.

5 So at the south end of the property -- the
6 primary entrance to the building is on the
7 south facade, and we do have a new parking --
8 surface parking area there with fourteen public
9 spaces, eight of which are handicap spaces, so
10 that will be the primary handicap accessible
11 parking for the whole complex there.

12 There is a plaza immediately to the north
13 of that. That is an entry plaza into the main
14 entry of the new building. This also connects
15 over to the existing Sturgis House,
16 Prosecutor's building, whatever you want to
17 call it, and that entry will be maintained and
18 will provide handicap-accessible entry into
19 that building as part of the site improvement.

20 The access into and out of the parking
21 garage will be maintained at all of the
22 entrances of the parking garage. You can see
23 we still have a driveway that goes there to the
24 middle of the parking garage.

25 To the north of that is no longer public

1 access. On the north side from Liberty Street,
2 that is access into the sally port that serves
3 the courthouse. It is a secure sally port, and
4 then there is a -- that area below that, where
5 his pen is, is enclosed in a secure fence for
6 the police who are transporting people to court
7 so they have a place to park if they're
8 dropping off and need to secure the in-custody
9 people and then leave. So we have five parking
10 spaces there for them, for all the various
11 jurisdictions that will coming to the court.

12 So that part of the driveway is no longer
13 for public access, but the driveway to the
14 south is. If they drive through the sally
15 port, they then continue on through a secure
16 gate to exit and they will exit to the south,
17 to Washington Street.

18 There's also a courtyard there between the
19 new building and the 1969 building that is
20 not -- the courtyard itself is not public
21 access space. There is access to it for fire
22 department use, there is access to it for staff
23 and maintenance use; however, we do have some
24 landscaping designed in that courtyard because
25 people in the courthouse will be able to see

1 into that space, so we want it to be an
2 attractive space.

3 You don't have the landscape plan up, but
4 we do have plantings throughout this area. We
5 will be removing the trees that are there
6 today, but we will be replacing them with
7 several trees down in the plaza area as well as
8 along the back of the 1969 building and in that
9 new courtyard area there. We have some plants
10 and some trees going in that area.

11 We do not have any monument sign or
12 anything like that for you to review. There
13 will be -- on the south facade of the building
14 it says "Medina County Courthouse" very large
15 on the building, so that will be the indicator
16 for the building function.

17 I don't know what else you're looking for,
18 so if you have any other questions for me, I'm
19 more than happy to answer.

20 CHAIRMAN: Okay. Any
21 questions by members of the Commission?

22 MR. ROSE: Mr. Chairman.

23 CHAIRMAN: Yes?

24 MR. ROSE: The entrances to
25 the existing parking deck on Liberty Street,

1 will they remain?

2 MS. NOZIK: Yes. And
3 South Washington -- or East Washington. Sorry.

4 MR. ROSE: So the
5 northern-most entrance, is that going to be --
6 have limited access?

7 Okay, right -- get back up. The entrance
8 that looks like it's going into the parking
9 deck.

10 Yeah, right there.

11 MS. NOZIK: That is not --
12 that is actually a paved area with a drain in
13 it. That was designed for the City to remove
14 the snow off of the top of the parking garage
15 and to dump it there. I don't know if they use
16 it that way. That is what it was intended for
17 and that will be maintained for that use.
18 That's not an access into the parking garage
19 itself.

20 MR. ROSE: Thank you.

21 CHAIRMAN: Any other
22 questions by members of the Commission?

23 MR. DUTTON: Regarding the
24 north elevation, the plan up there, it appears
25 there's a courtyard entrance from the north,

1 yet the elevations seem to look like it's one
2 continuous building. I guess, could you
3 explain that?

4 MS. NOZIK: Why don't you go
5 to that? Zoom out to see that whole thing.

6 So we are connecting to the Old Courthouse,
7 the 1840s courthouse. So on the right-hand --
8 this is a view if you're standing or driving
9 down Liberty Street looking to the west. So on
10 the right-hand side of this image is the
11 Old Courthouse. You can see the mansard roof
12 and the tower up on top. We are renovating the
13 inside of that building for use by the County
14 courthouse, so we are connecting to it.

15 And we'll show you two different views.
16 This view you can kind of see there's a little
17 tan area between the Old Courthouse and the
18 new. This is another view looking more towards
19 the east. So there is a connector piece there
20 that connects the primary massing of the new
21 building to the existing building that is
22 there.

23 MR. DUTTON: So on the site
24 plan, it looks like there's some kind of steps
25 up and down there.

1 MS. NOZIK: Well, you can
 2 kind of see it from here. On the first floor
 3 from the Liberty side there will be a
 4 continuous wall with a door in it. When you
 5 look at the floor -- the site plan, however,
 6 there's an opening there. We need to maintain
 7 emergency egress out of the 1969 courthouse.
 8 There's a stairwell that exits into our new
 9 courtyard, so there will be emergency egress
 10 from there to the north out to Liberty Street.

11 From Liberty Street, you won't even be able
 12 to tell that there is anything behind there.
 13 It will look like there's a solid building, but
 14 there is an exit through there.

15 The grade change is fairly significant from
 16 where our new courtyard is going to be to where
 17 the sidewalk is out there. That's why we have
 18 a series of -- we have a couple steps before
 19 you go through the door -- we have a couple
 20 steps after you go through the door to get
 21 out -- to egress out to Liberty Street.

22 CHAIRMAN: Any other
 23 questions?

24 (No response.)

25 CHAIRMAN: Anybody with us

1 this evening have any comment? And if so,
 2 please come up to the podium, give us your name
 3 and address, and limit your comments to, you
 4 know, a few minutes.

5 MR. JOCKE: Hello. I'm
 6 Ralph Jocke. I live at 534 East Friendship
 7 Street.

8 And I want to thank the members of the
 9 Commission for their service. I would ask you
 10 to take careful consideration of your
 11 responsibilities in representing the citizens
 12 of the City of Medina. It's not your personal
 13 views that matter for purposes of the things
 14 that come before you. What matters is
 15 protecting the interests of the citizens, and I
 16 want to remind each of you that in November the
 17 citizens of this city voted against this
 18 project by more than a two-to-one margin.

19 MR. GOLD: Excuse me,
 20 Mr. Jocke, that's incorrect. They voted not to
 21 allow the City of Medina to use funds for this
 22 project. It has nothing to do with whether the
 23 project goes forward or not.

24 And then, secondly, Mr. Jocke, we are here
 25 examining a site plan, so if you have comments

1 pertaining to the site plan, please, by all
 2 means, go ahead.

3 MR. JOCKE: I will.

4 MR. GOLD: But if they're
 5 not regarding the site plan, then, please, I
 6 ask you to give up the podium.

7 MR. JOCKE: Well, the site
 8 plan that is being reviewed here is exactly
 9 what was being proposed when the people voted
 10 in November, and I would remind you that the
 11 people voted against this two-to-one;
 12 therefore, I'd ask you to do your duty --

13 MR. GOLD: Again, Mr. Jocke,
 14 they voted to not allow the City to use the
 15 City funds unless those funds were approved by
 16 the majority of the residents in the city. It
 17 had nothing to do, again, with whether they
 18 were approving or not allowing the project to
 19 go forward.

20 MR. JOCKE: Well, I would
 21 have to disagree with you there. This is the
 22 exact same project and the people are against
 23 it.

24 And I've personally spoken with thousands
 25 of individuals both in the county and in the

1 city about this project in November, and there
 2 is overwhelming opposition to this project and,
 3 therefore, I would ask you to take that into
 4 consideration as you vote on it.

5 Thank you very much.

6 CHAIRMAN: Thank you, sir.
 7 Anyone else with us this evening?

8 (No response.)

9 CHAIRMAN: Okay. Members of
 10 the Commission, any other comments or
 11 questions?

12 MR. GOLD: Mr. Chairman, I
 13 would like to put forth a motion for approval
 14 of the site plan as submitted subject to the
 15 approval of the building permits by the
 16 building department and the approval from the
 17 engineering department as well.

18 MR. ROSE: Second.

19 CHAIRMAN: We have a motion
 20 and a second. Is there any other discussion?

21 (No response.)

22 CHAIRMAN: Roll call.

23 MR. MENDEL: Grice?

24 CHAIRMAN: Yes.

25 MR. MENDEL: Dutton?

1 MR. DUTTON: Yes.
 2 MR. MENDEL: Gold?
 3 MR. GOLD: Yes.
 4 MR. MENDEL: Hilberg?
 5 MR. HILBERG: Yes.
 6 MR. MENDEL: Rose?
 7 MR. ROSE: Yes.
 8 MR. MENDEL: Approved

9 five-zero.

10 CHAIRMAN: Good luck with
 11 the project.

12 If there is nothing else to come before the
 13 Commission this evening, we are adjourned.

14 (Proceedings concluded.)

15 - - -

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

3 CERTIFICATE

4 I, Makenzie J. Sabo, RPR, Notary Public within
 5 and for the State of Ohio, duly commissioned and
 6 qualified, hereby certify that before the giving of
 7 their testimony, all persons were first duly sworn
 8 to testify to the truth, the whole truth, and
 9 nothing but the truth in this case aforesaid and
 10 that the testimony was taken by me by means of
 11 stenotype in the presence of said persons.

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

14 IN WITNESS WHEREOF, I have hereunto set my hand
 15 and affixed my seal of office at Medina, Ohio this
 16 22nd day of March, 2021.

17
 18
 19

20 _____
 21 Makenzie J. Sabo, RPR
 and Notary Public within and for
 the State of Ohio.
 22 My commission expires 09/19/23.
 23
 24
 25

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