



**CITY of MEDINA**  
**Board of Zoning Appeals**  
**December 9, 2021**

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**Board of Zoning Appeals**

Meeting Date: December 9, 2021

Meeting Time: 7:30 PM

Present: Brandilyn Fry, Bert Humpal, Chris O’Connell, Mark Williams, Andrew Dutton  
(Community Development Director), Sarah Tome (Administrative Assistant)

Absent: Rob Henwood

Mr. Williams made a motion to approve the court extract from October 14, 2021 as submitted.

The motion was seconded by Ms. Fry.

Vote:

Fry	<u>Y</u>
Humpal	<u>Y</u>
O’Connell	<u>Y</u>
Williams	<u>Y</u>
Approved	4-0

The Court Reporter swore in all attendees.

There was no old business to be discussed.

New Business:

1. Z21-19 540 Blake Avenue William Adams VAR

Mr. Dutton stated that the owner, Mr. William Adams, requested an area variance to Section 1155.10(a) to allow a drive-thru and carry-out restaurant located on a road that was not an arterial at 540 Blake Avenue in a C-3 (General Commercial) zoning district. Mr. Dutton stated that most elements for approval of a drive-thru were met with the exception that the business be on an arterial street. He noted that for this property, the nearest arterial is 300 ft. away.

Mr. Dutton outlined the Factors applicable to area variances and provided responses.

Present for the case were Reed Richins, 5189 Park Drive, Medina, OH 44256, the architect for the project, and William Adams, 665 Lafayette Rd. Medina, Ohio 44256, owner of the property.

Mr. Humpal suggested that the request could be granted only to the current owner of the property, for as long as it was in his possession. Ms. Fry and Mr. Williams agreed. Mr. Williams stated that this way they could ensure the suitability of a drive-thru for future commercial enterprises in the space. The owner agreed to the stipulation.

Mr. Humpal asked if the Planning Commission approved. Mr. Dutton stated that the Planning Commission approved the application with the stipulations that the applicant make certain improvements to the property. He noted that the stipulations included repairing or replacing a fence along the east and south sides of property and that the applicant address any adjustments required if the drive-thru disrupted traffic in the future.

Mr. Williams inquired as to the projected volume of business the facility will have. The owner stated that he was not anticipating ever having more than six cars in line at one time. Mr. Richins stated that they had provided more than the required number of stacking spaces and that there were additional ways to deal with any potential issues, such as parking spaces and a walk-up counter.

Mr. Humpal opened the public hearing and asked if there was anyone present who wished to address the board regarding the application.

Ms. Jess Hazeltine, 515 Blake Avenue, came forward in support of Mr. Adams, stating that she did not foresee any traffic issues created by the proposed drive-thru and that this project was in line with the comprehensive plan to redevelop the district.

Mr. O'Connell asked if there should be any further discussion as to adding the stipulation that the zoning variance be approved for as long as Mr. Adams owned the property. Mr. Humpal stated that this could be included in the motion. Mr. Williams stated that he would make this motion.

Ms. Fry seconded the motion.

Vote:

Fry	<u>Y</u>
Humpal	<u>Y</u>
O'Connell	<u>Y</u>
Williams	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Bert Humpal, Chairman