



CITY of MEDINA
Board of Zoning Appeals
Special Meeting Minutes
March 6, 2024

Meeting Date: March 6, 2024

Meeting Time: 7:00 PM

Present: Robert Cureton, Kyle Funk, Bert Humpal, Paul Roszak, Mark Williams, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Robert Henwood

The Court Reporter swore in all attendees.

Applications

1. Z24-06 James Boglioli 1105 North Court Street VAR

Mr. Dutton stated that the subject site was composed of 22 existing acres located on the west side of North Court Street and was part of the redevelopment of the Medwick Plaza, which included the demolition of the existing K-Mart building and the construction of a Meijer. He added that, to accommodate the redevelopment, the reconfiguration of properties to the north and east of the existing K-Mart building was necessary.

Mr. Dutton stated the applicant was proposing to create two new parcels of 0.8654 acres and 1.1181 acres. Mr. Dutton stated that Section 1137.05 required that all parcels must have a minimum of 40 ft. of frontage on a public right-of-way, which was not present for the proposed lots. He noted that the use of the proposed parcels had not been determined. Mr. Dutton stated that the applicant had provided an existing easement that permitted the subject parcels access to public rights-of-way.

Mr. Dutton stated that information had also been provided regarding a parcel in the area at 1095 North Court Street that contained Marshalls. He added that the parcel was subdivided in 1999 without any frontage on a public right-of-way. Mr. Dutton stated that there was no record of a variance for the creation of the parcel, however, it was approved by the City of Medina Engineer.

Present for the case was James Boglioli of Benderson Development Company, 570 Delaware Avenue in Buffalo, New York. Mr. Boglioli stated that they had an easement in place that would allow for cross traffic between the proposed new lots and the surrounding properties. He added that they were looking forward to redeveloping the site.

Mr. Williams asked with the intent was to develop the lots in the future. Mr. Boglioli stated that Benderson was retaining ownership of the lots for retail development in the future.

Mr. Williams inquired as to the size of the buildings that would go on the proposed lots. Mr. Boglioli stated that they would be smaller than the lots with cross parking between the adjacent lots.

Mr. Roszak asked if the lots would be paved as part of the Meijer lot development. Mr. Boglioli stated that the lots might remain the same, but that the specifics were being worked out with Meijer.

Mr. Humpal opened the public hearing. There were no questions or comments from the public.

Mr. Williams made a motion to approve application Z24-06 stating that the essential character of the neighborhood would not be substantially altered and that the variance was not substantial.

Mr. Cureton seconded the motion.

Vote:

Cureton	<u>Y</u>
Funk	<u>Y</u>
Humpal	<u>Y</u>
Roszak	<u>Y</u>
Williams	<u>Y</u>
Approved	<u>5-0</u>

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Bert Humpal, Chairman