



CITY of MEDINA
Planning Commission
April 8, 2021

Planning Commission Meeting

Meeting Date: April 8, 2021

Meeting Time: 6:00 PM

Present: Andrew Dutton, Rick Grice, Bruce Gold, Monica Russell, Paul Rose, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: None

Mr. Gold made a motion to approve the minutes from March 11, 2021 meeting as submitted.

The motion was seconded by Mr. Rose.

Vote:

Grice	<u>Y</u>
Dutton	<u>Y</u>
Gold	<u>Y</u>
Russell	<u>Abstain</u>
Rose	<u>Y</u>
Approved	4-1 abstention

Announcements: Mr. Mendel stated there is a request on the Finance Committee Agenda for Monday for OMG Advisors is to be approved as the consultant for the Comprehensive Plan process.

Mr. Mendel thanked Mr. Rose and Mr. Gold for serving on the committee to review the proposals.

Mr. Mendel stated the case before the Board this evening is going before Council for public hearing for rezoning on Monday, April 12, 2020.

Mr. Rose had no comments from City Council.

The Court Reporter swore in all attendees.

Old Business: None

New Business:

1. P21-08 135 W. Liberty St. The Rose Company SPA

Mr. Mendel stated this is a request for Site Plan review for a 46,750 sqft 4 –story mixed use building.

Mr. Mendel stated most of the property is zoned C-2 and there is an additional piece that is in the process of rezoning from P-F to C-2 to be consistent to permit this project.

Mr. Mendel stated the site is located in the middle of the north side of the 100 block of W. Liberty St.

Mr. Mendel stated the applicant is requesting site plan to demolish the existing site improvements and develop a 4-story mixed use building with a ground floor of approximately 11,500 sqft of flexible commercial space and the second to fourth floors are 39 residential apartments which is a mix of studio and one and two bedroom units. Mr. Mendel stated in addition the project was before the Historic Preservation Board this evening and will go through the Board of Zoning Appeals as well for a variance for the building footprint size.

District Regulations – Section 1135:

Mr. Mendel stated mixed use buildings without ground floor residential units is a permitted use within and complies with all other applicable design guidelines and regulations of the C-2 district.

Mr. Mendel stated maximum building height is 60 feet when approved by the Planning Commission and the proposed building is 50 feet to the roof deck

Mr. Mendel stated the building complies with the building setback requirements, but exceeds the maximum 5,000 sqft building footprint requirement. Mr. Mendel stated the Board of Zoning Appeals will be reviewing a variance request for this.

Site Plan and Improvement Plan Review:

Parking

Mr. Mendel stated providing parking is solely at the applicant’s discretion since City of Medina Ordinance 26-78 established the downtown parking district which encompasses the subject property. Mr. Mendel stated the downtown parking district is exempt from the parking space requirements in Chapter 1145. Mr. Mendel stated the applicant is not required to provide off-street parking for the project.

Landscaping

Mr. Mendel stated given the urban location and intent of the C-2 zoning district, there is no required landscape plan, but applicant is providing a landscaped courtyard area to the rear of the site/building for the private use of visitors and occupants.

Building Design, Materials and Orientation

Mr. Mendel stated the proposed building and complies with all the applicable design guidelines outlined in Section 1109.04 of the Planning and Zoning Code. Mr. Mendel stated the proposed four story mixed use building is consistent with the intent and desire of the community within the Public Square area of the C-2 district. Mr. Mendel stated there is ample transparency of the public facades of the ground floor storefronts. Mr. Mendel stated the facades' historical commercial building styles is well executed with appropriate materials and proportions.

Mr. Mendel stated Staff recommends the Planning Commission approve the Site Plan request with the following conditions:

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

Present for the case was Tony Cerny, Architectural Design Studio, 620 E. Smith Rd., Ste. E2, Medina, Ohio.

Mr. Cerny stated he does not have anything to add and will answer any questions the Commission may have.

Mr. Rose asked if the concern about the "slope" in the sidewalk has been resolved.

Mr. Cerny stated it is still a difficult site and he has worked out some grades and he has given them to the City Engineer to work with. Mr. Cerny stated in order to be ADA compliant, the main level will have two floor heights. Mr. Cerny stated when you look to the west, you can see the grade is actually going to be about a foot lower than the finished floor height. Mr. Cerny stated in the earlier designs, the entrances were spaced more center on each of the buildings, but he was not able to accomplish that so he has two spots that are level where he has the doors close to each other which represent the floor lines inside. Mr. Cerny stated the floor height will shift when you go from the first two buildings to the second two facades by just under a foot. Mr. Cerny stated there will be a 2% grade change for about a short bit until you get down to the curb.

Mr. Gold made a motion to approve the site plan for a 46,750 sq. ft. 4-story mixed use development as submitted.

Mr. Mendel suggested opening for comments from the public before voting.

Mr. Grice asked if there was anyone from the general public that would like to comment.

There were no comments from the public.

Mr. Rose seconded the motion.


Vote:
Gold Y
Dutton Y
Grice Y
Rose Y
Russell Y
Approved 5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman