



CITY of MEDINA
Planning Commission
May 12, 2022

Meeting Date: May 12, 2022

Meeting Time: 6:00 PM

Present: Nathan Case, Bruce Gold, Rick Grice, Paul Rose, Monica Russell
Andrew Dutton (Community Development Director), Sarah Tome (Administrative Assistant)

Approval of Minutes

Mr. Gold made a motion to approve the minutes from April 14, 2022 as submitted.

The motion was seconded by Mr. Rose.

Vote:

Case Y

Gold Y

Grice Y

Rose Y

Russell Abstain

Approved 4-0 with Ms. Russell abstaining

The Court Reporter swore in all attendees.

Applications

1. P22-12 Tony Cerny 333 Foundry Street SPA

Mr. Dutton stated that the applicant, Tony Cerny, was requesting Site Plan approval for additional parking. Mr. Dutton stated that improved parking for the site's uses was located on the north and south sides of the building, with additional overflow parking in an unimproved parking area on the northwest side of the building. He stated that the applicant was proposing to formalize parking on the northwest side of the building in conjunction with the establishment of a new 6,800 sq. ft. banquet hall. Mr. Dutton explained that, as a banquet facility was not allowed in an I-1 (Industrial) zone, the applicant had applied for a variance from the Board of Zoning Appeals. He noted that within five years, the owner was proposing to improve the parking area by providing a hard surface and other required improvements.

Mr. Dutton stated that staff recommended approval of application P22-12 as submitted with the condition that the subject parking area shall be improved with a hard surface and meet other applicable requirements of Chapter 1145 of the Planning and Zoning Code within five years.

Present for the case was Tony Cerny of Architectural Design Studios, 620 East Smith Road.

There were no questions from the Commission.

Mr. Gold made a motion to approve to approve the application as submitted with the condition that the applicant pave the parking lot within five years.

Mr. Rose seconded the motion.

Vote:

Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>
Approved	<u>5-0</u>

2. P22-09 City Of Medina North Huntington Street CZC/SPA

Mr. Dutton stated that the City of Medina was requesting Site Plan and Conditional Zoning Certificate approval to allow a dog park, activity area, and parking lot expansion at Ray Mellert Park. He noted that the site contained two baseball diamonds, two basketball courts, walking paths, a playground, a splash pad, restrooms, a pavilion, and two parking lots. Mr. Dutton stated that the City proposed to increase outdoor recreational options at the park by adding three separate dog park areas and expanding the existing parking lot off of North Huntington Street from 15 spaces to 37 spaces. Mr. Dutton noted that the proposal met all of the requirements for a park in the O-C zoning district with the exception of Section 1153.04(a)(1), which stated that all activity areas should be located 100 ft from property lines. He explained that, as the section stated should rather than shall, the Planning Commission had the discretion to waive the 100 ft requirement.

Mr. Dutton stated that staff recommends approval of application P22-09 for Site Plan approval, for dog park areas, a future activity area, and parking lot expansion, as submitted.

Present for the case was Jansen Wehrley, the Medina City Parks Director.

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

Mr. Gold made a motion to approve the application as submitted and waive the 100 ft variance per Section 1153.04(a)(1).

Mr. Case seconded the motion.

Vote:

Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>
Approved	<u>5-0</u>

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman