



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
January 11, 2024

Meeting Date: January 11, 2024

Meeting Time: 6:00 PM

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

Election of Chair and Vice-Chair of the Board

Mr. Rose made a motion to reappoint Mr. Grice as Chair and Mr. Gold as Vice-Chair of the Planning Commission.

The motion was seconded by Mr. Case.

Vote:

Case	<u>Y</u>	Gold	<u>Y</u>
Grice	<u>Y</u>	Rose	<u>Y</u>
Russell	<u>Y</u>		

Acceptance of 2024 Meeting Dates

Mr. Rose made a motion to accept the 2024 meeting dates, as presented.

The motion was seconded by Ms. Russell.

Vote:

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

Approval of Minutes

Mr. Gold made a motion to approve the minutes from December 14, 2023 as submitted.

The motion was seconded by Mr. Rose.

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>		

The Court Reporter swore in all attendees.

Applications

1. P23-03 David Budge 029-19A-22-008 SPA Extension

Mr. Dutton stated that the Planning Commission had issued Site Plan approval for the application on February 10, 2023. He noted that, Per Section 1109.02(f), construction must commence within one year of the Site Plan approval and be completed within two years of the Site Plan approval. Mr. Dutton stated that the applicant was proposing to construct a 32,450 sq. ft. warehouse for Famous Supply on the east side of Commerce Drive and north side of West Smith Road. He stated that the applicant was requesting the extension of the conditionally approved Site Plan for one additional year from the initial approval. Mr. Dutton added that if the extension request was approved, construction must commence by February 10, 2025 and be completed by February 10, 2026, with the original conditions of approval remaining in effect.

Present for the case was David Budge of WXZ Development Inc., 22720 Fairview Center Drive, Suite 150 in Fairview Park. Mr. Budge stated that work had been done over the past year regarding pricing materials and redesigns for the building. Mr. Budge stated that the project was still moving forward and a May groundbreaking was planned.

Mr. Budge noted that one of the delays for the project had been negotiating a new stormwater management agreement with the two neighboring properties. Mr. Rose asked about the stormwater management agreement. Mr. Budge stated that the agreement had not been executed yet, as it could only be executed after the improvements to the property were completed.

Mr. Grice asked if there were any comments from the public. There were no questions or comments from the public.

Mr. Gold made a motion to approve the extension to application H23-03 as submitted.

Mr. Rose seconded the motion.

Vote:

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

2. P23-11 Crisman Jones 1105 North Court St CPS Revision

Mr. Dutton noted that on June 8th, 2023, the Commission had conditionally approved the Site Plan and a conditional sign permit for the Meijer project. He added that there were no changes to the site plan and that the current request was only for revisions to the shopping center sign. Mr. Dutton stated that the proposed sign was located near North Court Street, where the existing sign was located. He noted that the initially proposed shopping center sign had been 374 sq. ft. and 30 ft. tall. Mr. Dutton stated that the revised sign added two additional 56 sq. ft. panels for a total size of 486 sq. ft. He added that the sign was within the maximum 500 sq. ft. area and the width and height the sign remain unchanged.

Mr. Dutton stated that staff recommended approval of application H23-11 for a revision of the Conditional Sign Permit.

The applicant was not present at this meeting.

Mr. Rose inquired if the applicant was replacing the existing sign or redesigning it. Mr. Dutton responded that the sign would be replaced.

Mr. Gold made a motion to approve the revision to application H23-11 as submitted.

Mr. Rose seconded the motion.

Vote:

Russell	<u>Y</u>	Case	<u>Y</u>
Gold	<u>Y</u>	Grice	<u>Y</u>
Rose	<u>Y</u>		
Approved	<u>4-0</u>		

3. P24-01 John Patrick Picard 820 West Smith Road SPA

Mr. Dutton stated the application was for the demolition of two structures and reconstruction of a structure on the south side of West Smith Road. He noted that the site currently contained a home converted to an office near West Smith Road, a concrete mix facility, storage buildings, and outdoor storage and processing of material. Mr. Dutton stated that the applicant was proposing to remove the existing office building and batching plant and construct a 2,400 sq. ft.

batching plant with a 960 sq. ft. supply room and a 960 sq. ft. office/storage room. He added that the other buildings located on the site would remain unchanged. Mr. Dutton stated that the proposed building met all applicable development standard guidelines. He noted that, as the building was set back over 100 ft. from any property lines, the proposed 60 ft. building height met requirements.

Mr. Dutton stated that staff recommended approval of application P24-01 as submitted with the condition that a storm water and sediment control analysis shall be completed as required by the City Engineer.

Present for the case was the architect for the project, John Picard of 50 North Avenue NE in Massillon and Dustin Miller of the Shelley Company, 820 West Smith Road. Mr. Picard stated that the new batching plant would be located about 100 ft. from the property line to the north. He noted that the new plant would have an attached office and storage structure. Mr. Picard stated that they would be relocating their existing sign and adding lighting to the drives.

Mr. Grice asked if there were any comments from the public. There were no questions or comments from the public.

Mr. Rose referred to the letter Mr. Picard had sent to Mr. Dutton on December 13, 2023 and asked how often operations would take place after dark. Mr. Miller stated that their typical hours of operation were from 6 am to 5 or 6 pm, with night operations during night paving jobs. He added that this generally only took place a few times a year and that it would not be more than what was currently being experienced.

Mr. Russell made a motion to approve application H24-01 with the condition that a storm water and sediment control analysis shall be completed as required by the City Engineer.

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>		

4. P24-02 Titus Miller 1041 Lake Road SPA

Mr. Dutton stated that the subject site was located on the west side of Lake Road and contained six buildings utilized for office, vehicle leasing sales, storage, and other similar uses. He added that the site was also used for the storage of vehicles and trailers. Mr. Dutton stated that the applicant was proposing to construct a 21,266 sq. ft. warehouse building in the central portion of the site. He added that the building met setback and parking requirements. Mr. Dutton stated that the Engineering Department required a storm water management and

sediment control analysis to be completed. He noted that the applicant would also need to provide details on the lighting proposed for the site.

Mr. Dutton stated that staff recommended approval of application P24-02 as submitted with the following conditions:

1. A lighting detail shall be provided incorporating full cut-off fixtures.
2. A storm water management and sediment control analysis shall be completed as required by the City Engineer.

Present for the case was Steve Schoen, 1041 Lake Road. Mr. Schoen stated that an electrical plan for the lights on the building could be provided to the Planning Department. He added that fire suppression drawings had been submitted to the Fire Marshall. Mr. Schoen stated that windows may be added to the building. He noted that the building was for storage purposes only.

Mr. Grice asked if there were any comments from the public. There were no questions or comments from the public.

Mr. Rose made a motion to approve application H24-02 with the following conditions:

1. A lighting detail shall be provided incorporating full cut-off fixtures.
2. A storm water management and sediment control analysis shall be completed as required by the City Engineer.

Mr. Gold seconded the motion.

Vote:

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

5. P24-03 Greg Ernst 028-19C-20-153 SPA

Mr. Dutton stated that the property was located in the SPD-1 planning district at the northwest corner of High Point Drive and Wooster Pike. Mr. Dutton stated that amendments to the SPD-1 development guidelines and the preliminary plan had been approved by the Commission on November 9, 2023. He continued that Council was expected to vote on the development guideline amendments later in January and his review assumed the approval of the amendments.

Mr. Dutton stated that the proposed final plan was very similar to the preliminary plan with the building located on the west side of the site and parking on the east. He noted that the proposal met applicable development standards. Mr. Dutton stated that retail required 1 parking space for every 400 sq. ft., which could be exceeded by 20%. He noted that the 213 spaces shown exceeded this amount, but appeared to be appropriate for the development. Mr.

Dutton stated that the following access drives were shown, which complied with the proposed Development Guidelines:

- **High Point Drive** – 3 access drives – The western drive will be utilized for delivery service and the pharmacy drive through. The central and eastern drives will be used for customer access to the grocery store and future phases of the development.
- **Mast Parkway** – 1 access drive – Used for delivery service and by local customers.
- **Wooster Pike** – 1 access drive – The access drive is shown on the north side of the City of Medina water tower property.

Mr. Dutton noted that the proposed access drive on Wooster Pike was at the discretion of ODOT and was still under review. He continued that the location of the drive on City of Medina property would require approvals from City Council. Mr. Dutton added that the applicant would need to comply with any requirements from the EPA and the City Engineer regarding the location of a drive adjacent to a water tower.

Mr. Dutton stated that the landscape plan showed sufficient landscaping in the parking lot to the east of the building and screening to the south and west. He noted that there had been some discussion regarding street trees in the review of the preliminary plan. Mr. Dutton continued that the Forestry Department had requested the location of street trees to the east and west of the center drive, but spaced them further apart.

Mr. Dutton stated that the front building elevation included a mix of materials including brick, smooth faced CMU, E.I.F.S., metal siding, and aluminum siding with a wood appearance. He noted that the elevation also incorporated varied roof lines and that trellises had been added. Mr. Dutton stated that the other building elevations also included a similar mix of materials and were consistent with the front elevation.

Mr. Dutton stated that the main Development Sign required a Conditional Sign Permit. Mr. Dutton stated that the application included 3 wall signs on the east side of the building, one wall sign on the south side of the building, a monument sign on High Point Drive, and a main Development Center sign at the corner of High Point Drive and Wooster Pike. He noted that there were two options provided for the wall signs, with option A exceeding the maximum sign area allowed, while option B featured similar signs with a size that complied with the sign area maximum allowed. Mr. Dutton stated that the monument sign off of High Point Drive was compliant in area, height, and setback, as was the Development Sign. He added that the proposed development sign included an electronic message center (EMC) sign, which was not permitted. Mr. Dutton stated that the EMC portion would require a further amendment of the Development Guidelines.

Mr. Dutton stated that staff recommended approval of application P24-03 with the following conditions:

- (1) The proposed access point on Wooster Pike shall be approved by ODOT and any necessary improvements shall be installed at the cost of the applicant. Any substantial changes to the proposed access point on Wooster Pike shall be approved by the Planning Commission.

- (2) The proposed access drive on the City of Medina Water Tower property shall receive additional approvals as deemed necessary by the City Engineer, which may include, but are not limited to, City Council and the EPA.
- (3) The pending proposed amendments to South Court Village SPD-1 Design Guidelines shall be approved by City Council.
- (4) Wall signs on the east building elevation shall not exceed 253 sq. ft. in area and the electronic message center portion of the Development Sign shall be removed or the South Court Village SPD-1 Guidelines shall be further amended by City Council to allow an electronic message center portion of the Development Sign.

Present for the case were Greg Ernst of AODK, 14394 Detroit Avenue in Lakewood, and Joe Albrecht of Albrecht Inc., 17 South Main Street in Akron. Mr. Ernst requested that street trees be removed between the center and eastern drives along High Point Drive. He continued that the EMC sign portion of the shopping center of the sign would be withdrawn from the application. He noted that the access on Wooster Pike was still uncertain.

Mr. Grice noted that all of that section of Wooster Pike was located in Montville Township, which placed access drives to that road under ODOT's jurisdiction.

Mr. Grice asked if there were any comments from the public. Kathy Wetta, 120 High Point Drive, Unit 56, stated that she was concerned about traffic from the three access points on High Point Drive, including one for tractor trailers.

Mr. Dutton stated that the Forestry Department was insistent about the inclusion of street trees in the right-of-way along High Point Drive. Ms. Russell inquired if the city could plant street trees there if they were not included by the applicant. Mr. Dutton stated that they could.

Mr. Rose asked Mr. Albrecht what he anticipated the hours for truck traffic to be. Mr. Albrecht stated that a grocery store could take deliveries at all hours of the day. He noted that they would take some deliveries at night, when they had staff in the store to handle stocking.

Mr. Rose stated that Mayor Hanwell, as safety director for the city, had spoken on traffic concerns at the previous meeting and that he had stated that there should not be undue congestion issues.

Mr. Gold made a motion to approve application H24-03 with the following conditions:

- (1) The proposed access point on Wooster Pike shall be approved by ODOT and any necessary improvements shall be installed at the cost of the applicant. Any substantial changes to the proposed access point on Wooster Pike shall be approved by the Planning Commission.
- (2) The proposed access drive on the City of Medina Water Tower property shall receive additional approvals as deemed necessary by the City Engineer, which may include, but are not limited to, City Council and the EPA.
- (3) The pending proposed amendments to South Court Village SPD-1 Design Guidelines shall be approved by City Council.
- (4) Wall signs on the east building elevation shall not exceed 253 sq. ft. in area.

(5) The two trees located between the eastern and middle drives along High Point Drive shall be eliminated from the landscape plan.

Mr. Rose seconded the motion.

Vote:

Gold Y Grice Y

Rose Y Russell Y

Case Y

Approved 5-0

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman