



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
October 10, 2024

Meeting Date: October 10, 2024

Meeting Time: 6:00 PM

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

Absent: Monica Russell

Approval of Minutes

Mr. Gold made a motion to approve the minutes from September 12, 2024, as submitted.

The motion was seconded by Mr. Rose.

Vote:

Case Y Gold Y

Grice Y Rose Y

Approved 4-0

The Court Reporter swore in all attendees.

Applications

1. P24-23 Joe Zinsmayer 144 North Broadway Street Lighting Height Increase

Mr. Dutton stated that the Medina County Administrative Building was currently in the process of reconstructing the entire parking lot approximately within the same footprint. He added that no grave sites had been found under the parking lot. Mr. Dutton stated that the only issue before the Planning Commission was the lighting. He noted that the applicant was proposing 25 ft. tall full cut-off fixtures located on the exterior of the parking lot. He added that the applicant had submitted a photometric plan that complied with the City's regulations.

Mr. Dutton stated that Section 1145.09(c) of the Zoning Code required a maximum parking lot height of 10 ft. in the subject P-F district unless a taller height was approved by the Planning Commission. He stated that the Commission was to consider if the additional height was necessary to efficiently illuminate outdoor areas and if there would be an adverse effect on adjacent properties. He added that there were currently Zoning Code changes being considered by City Council, one of which would increase the maximum height in the P-F district to 20 ft. He

noted that the proposed Zoning Code amendment retained the exception allowing the Planning Commission to approve greater heights taller than permitted by the Code.

Mr. Dutton stated that staff recommended approval of the request as the proposed lighting incorporated a height necessary to illuminate a large parking lot and a compliant photometric plan.

Present for the case was Steven Bastean, 7360 Branch Road. Mr. Bastean stated that Medina County was removing the existing 25 ft. light poles and replacing them with 25 ft. poles around the exterior of the parking lot. He noted that the move was to prevent lights from being hit by snowplows, as the current lights had been.

Mr. Gold made a motion to approve application P24-23 as submitted.

Mr. Rose seconded the motion.

Vote:

Gold Y Grice Y

Rose Y Case Y

Approved 4-0

2. P22-19 James Gerspacher 257 South Court Street CZC&SPA Revision

Mr. Dutton stated that the proposal included changes to the site and the exterior of the building. He added that the Historic Preservation Board had approved the exterior changes earlier in the evening. Mr. Dutton stated that the changes to the Site Plan were primarily in the southeast corner of the site.

Mr. Dutton noted that the most recent approval had included a small landscaped area between the hotel and the sidewalk on South Court Street as well as a ramp and service entrance on the south side of the building. Mr. Dutton stated that the current proposal included a hardscaped area between the hotel and South Court Street, with a tiered concrete staircase leading to the sidewalk. He added that the south side of the building also incorporated a staircase leading to the Feckley lot and a side entrance to the coffee shop and restaurant.

Mr. Dutton noted that the east elevation, facing Court Street initially included uniform materials, awnings, and windows on the first floor of the building. Mr. Dutton stated that the revised elevations broke the first floor up into what resembled individual units. He noted that the north section had stone masonry and burgundy awnings, the center section had faux wood trim around the entryway, and the south section incorporated brick, different colored awnings, and an additional entrance leading directly into the coffee shop

Mr. Dutton stated that the south elevation incorporated brick, three additional windows, and a door leading to the restaurant and coffee shop.

Mr. Dutton stated that staff recommended approval of application P22-19 retaining the conditions from the previous approval, many of which had already been addressed.

Present for the case were Jana Call and Bobby Johnston of Mann Parsons Gray Architects, 3660 Embassy Parkway in Fairlawn.

Mr. Rose asked if a final decision had been made on the Interurban Building. Mr. Dutton stated that the City owned the building, so it was ultimately a City decision to make. Mr. Rose inquired as to the process for getting the steps leading to the Feckley lot approved. Mr. Dutton stated that the applicant was working with the City Engineer regarding a number of items, including utilities within the Feckley lot. He added that Council would need to approve items related to the Feckley Lot.

There was a brief discussion as to the proposed awnings.

Mr. Rose asked if the Commission's motion would need to include the condition that the applicant had to get approval from Council for the staircase leading to the Feckley lot. Mr. Dutton stated that retaining the previous conditions would require Council's approval of the staircase.

Mr. Gold made a motion to approve application P22-19 as submitted, with the previous conditions remaining.

Mr. Case seconded the motion.

Vote:

Grice Y Sack Y

Case Y Gold Y

Approved 4-0

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman