



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
October 13, 2022

Meeting Date: October 13, 2022

Meeting Time: 6:00 PM

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

Absent: Paul Rose, Monica Russell

Approval of Minutes

Mr. Gold made a motion to approve the minutes from September 8, 2022 as submitted.

The motion was seconded by Mr. Thompson.

Vote:

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

The Court Reporter swore in all attendees.

Applications

1. P22-22 Jamie Mueller 560 South Court Street COA

Mr. Dutton stated that the applicant, Jamie Mueller, was requesting Certificate of Appropriateness approval for a garage addition in the TC-OV District. Mr. Dutton noted that the Planning Commission approved a similar addition to the property in 2017, but the previous property owner had not initiated the project. Mr. Dutton stated that the addition was an 1,800 sq. ft. garage including a utility room, workout room, bathroom and kitchen. He added that the proposed addition was 4 ft. 4 in. from the north property line, while the setback required by the Zoning Code was 5 ft. Additionally, Mr. Dutton noted that the proposal incorporated 2,344 sq. ft. of concrete driveway, which was larger than the driveway area allowed by the Zoning Code. He stated that the applicant had applied for a variance with the Board of Zoning appeals.

Mr. Dutton stated that staff recommended approval of application P22-22 for a side garage addition and exterior changes at 560 South Court Street with the condition that the Board of Zoning Appeals shall approve variances to Sections 1125.05 and 1145.06(a) or the project shall comply with the required setbacks and driveway size.

Present for the case were Jamie and Jim Mueller of 560 South Court Street. Ms. Mueller stated that they had purchased the home a year and a half before and had put a lot of money into fixing it up. She added that the carriage house was original to the property and was not usable for cars. Mr. Mueller stated that the variance they were requesting for the driveway would make it easier for them to pull out onto South Court Street

Mr. Gold made a motion to approve the application as submitted.

Mr. Thompson seconded the motion.

Vote:

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

2. P22-23 Carl May 1101 West Liberty Street CSP

Mr. Dutton stated that the applicant, Carl May, was requesting Conditional Sign approval for an electronic message center sign at the Career Center. He stated that the Career Center's current electronic message center sign had been previously approved by the Commission. Mr. Dutton noted that the current sign was partially in the right of way. He added that the proposed sign would be set further back to meet the required 5 ft. setback. Mr. Dutton stated that the proposed sign was 7 ft. 8 in. in height, which was taller than the 6 ft. maximum sign height allowed by the Zoning Code. He added that the applicant had applied for a variance with the Board of Zoning Appeals.

Mr. Dutton stated that staff recommended approval of application P22-23 for an electronic message center sign with the following conditions:

- The operation of the sign shall comply with Section 1147.07(j).
- The Board of Zoning Appeals shall approve a variance to Section 1147.12(c) or the project shall comply with sign height requirements.

Present for the case was Carl May of Medina Signs, 411 West Smith Road. Mr. May stated that he had nothing to add.

Mr. Gold made a motion to approve the application as submitted subject to compliance with Section 1147.07(j) and approval by the Board of Zoning appeals for the variance to the sign height requirement.

Mr. Case seconded the motion.

Vote:

Grice Y
Thompson Y
Case Y
Gold Y
Approved 4-0

3. P22-24 Steve Hlucky 540 East Liberty Street COA

Mr. Dutton stated that the applicant, Steve Hlucky, was requesting Certificate of Appropriateness approval for a shed in the TC-OV district. He stated that the applicant proposed to construct a 240 sq. ft. shed on the property. Mr. Dutton noted that the shed would be 5 ft. from the property lines and 5 ft. from the building. He added that while the shed was closer to the building than required by the Code, the Building Official could waive the requirement. Mr. Dutton stated that the Building Official had talked to the applicant to allow the shed in the proposed location.

Mr. Dutton stated that staff recommended approval of application P22-24 for a rear shed.

Present for the case was Steve Hlucky of Spring Grove Automotive, 540 East Liberty Street. Mr. Hlucky stated that he would not be working on cars at the shed. He added that the shed would be used to clean up the work area inside of the garage and make it safer for the employees.

Mr. Gold made a motion to approve the application as submitted.

Mr. Case seconded the motion.

Vote:

Thompson Y
Case Y
Gold Y
Grice Y
Approved 4-0

Mr. Dutton stated that the property in question was owned by the City of Medina and contained the parking garage directly south of City Hall. He added that the application was to separate a small section of the property to dedicate right-of-way for the construction of a new alley in coordination with the Liberty View Project.

Mr. Gold made a motion to approve the application as submitted.

Mr. Thompson seconded the motion.

Vote:

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

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman