



CITY of MEDINA
Planning Commission
Special Meeting Minutes
October 22, 2024

Meeting Date: October 22, 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)

Applications

1. P24-24 Chris LaGorga 524 South Court Street TC-OV

Mr. Dutton stated that the house, known as “Freda’s House”, was a cottage-style home built in 1936. He added that one of the unique features of the home was the green clay tile roof, which was mentioned on a historical plaque in front of the home. Mr. Dutton stated that the applicant had indicated that the roof’s design and installation left a small gap between the tiles throughout the roof. He added that the gaps had allowed bats to enter the home, resulting in a significant issue for the property owner. Mr. Dutton stated that the applicant had proposed the removal of the clay tile roof and the installation of “Evergreen” colored dimensional asphalt shingles.

Mr. Dutton stated that Section 1116.08 of the Zoning Code indicated when exterior changes required approval in the TC-OV. He noted that minor building improvements, such as siding, roofing, and window replacement, could be approved administratively by the Planning Director. Mr. Dutton continued that improvements that were not in compliance with the guidelines or were determined to be beyond the scope of a minor building improvement should be forwarded to the Planning Commission for review. Mr. Dutton stated that, though typical roof replacements in the TC-OV may be approved administratively, the significance of the subject roof required the application to be reviewed by the Planning Commission.

Mr. Dutton stated that staff recommended approval of the Certificate of Appropriateness request. He noted that, though the clay tile roof was a unique and identifiable feature of the building, the design and installation were inherently detrimental to the resident. Mr. Dutton added that the proposed roofing maintained the existing roof lines and attempted to match the original roof’s color.

Present for the case were Norma Moyer, 524 North Court Street, and Chris LaGorga of Refreshing Restorations, 8155 Ryan Road in Seville. Ms. Moyer stated that her house was historic and well-known in the area. She noted that she and her husband had battled with bats for more than 20 years. Ms. Moyer continued that her husband used to deal with the bats, but had recently passed away. She stated that she had gotten estimates for bat-proofing her house,

however, none of the companies could guarantee their work because of the gaps in the tile roof. She added that the police had been to her house multiple times to help with the bats. Ms. Moyer stated that she loved her home and never wanted to leave, but she couldn't keep living with the bats.

Mr. Gold made a motion to approve application P24-24 as submitted.

Ms. Russell seconded the motion.

Vote:

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

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman