



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
November 9, 2023

Meeting Date: November 9, 2023

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)

Approval of Minutes

Mr. Gold made a motion to approve the minutes from October 12, 2023 as submitted.

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>

The Court Reporter swore in all attendees.

Applications

1. P23-24 Greg Ernst South Court Village Development COM

Mr. Dutton stated that this application applied to the entire South Court Village Special Planning District. He noted that the site was zoned C-3 with Special Planning District overlay. Mr. Dutton stated that typical properties in the City have a single Zoning, such as R-1 or C-3. He noted that a Special Planning District adds an additional layer and will override the underlying Zoning. He added that the underlying Zoning Code regulations which were not addressed in the Design Guidelines still applied.

Mr. Dutton stated that the Special Planning District had two components, a Concept Plan and Development Guidelines. Mr. Dutton stated that the applicant was proposing changes to the Development Guidelines. He added that the applicant had requested amendments to

Subdistricts A and B, which were the commercial districts. Mr. Dutton stated that changes to the Development Guidelines required a recommendation from the Planning Commission and approval by City Council after a public hearing.

He stated that the first section being amended was Uses. Mr. Dutton noted that the existing uses were very limited, and included outdated or niche uses such as “video stores” and “travel agents”. He added that the proposed amendments defaulted the Principal Permitted Uses to Permitted and Conditionally Permitted commercial uses in the C-3 (General Commercial) district for Subdistrict “A” and C-1 (Local Commercial) district for Subdistrict “B”. He noted that, additionally, a number of uses were also prohibited in each Subdistrict. Mr. Dutton stated that there was also clarification on area requirements and floor area ratio.

Mr. Dutton stated that the proposed amendments also included changes to landscaping, signage, access drives, and design.

Mr. Dutton stated that staff recommended approval of application P23-24 with the condition that proposed Section C.2(A)(1)(a) shall be revised to read:

Commercial Uses permitted or conditionally permitted in the C-3 General Commercial District shall be principally permitted use in SPD-1 Subdistrict “A” with the exception of the following uses, which shall be prohibited: major motor vehicle repair, motor vehicle sales, crematorium, and sexually oriented business. Retail business square footage requirements found in the C-3 General Commercial District shall not apply and building footprint size for all uses shall be regulated by §C.2(3) of these Development Guidelines. Numerical identification for uses in §1137.04 corresponding to specific standards in §1153.04(a) shall apply.

He added that staff found that the proposed amendments were better aligned with the Zoning Code, established reasonable access to the site, and provided standards for high quality building aesthetics.

Present for the case was Greg Ernst of AODK, 14394 Detroit Avenue in Lakewood, and Joe Albrecht of Albrecht Inc., 17 South Main Street in Akron. Mr. Albrecht stated that the proposed amendments were important to the success of the development.

Mr. Rose asked in the proposed amendments would affect all Special Planning Districts or just this one. Mr. Dutton stated that the amendments were specific to this Special Planning District.

Mr. Grice opened the public hearing.

The City of Medina Mayor, Dennis Hanwell, stated that, in 2005, Councilman Shields held a meeting with residents to discuss Acme coming to this location. He noted that the proposal was well received at the meeting. Mayor Hanwell stated that, with the closure of Hawkins Market in 2006, there were not significant grocery facilities for residents living south of the Square, or in Montville and Lafayette Township. He added that his administration had been working with the Albrechts for a number of years to try to get this project going. Mayor Hanwell noted that one of the issues for this project, which had resulted in the three drives proposed for High Point

Drive, was the fact that it was uncertain whether or not ODOT would allow any access drives on Route 3. He noted that the leftmost drive on High Point had reinforced concrete for the delivery trucks for the store. Mayor Hanwell stated that the next driveway was for the pharmacy, while the final drive was for access to Acme and other businesses that would eventually locate along Route 3.

Mr. Dutton noted that he had received an email from Jeanne Pritchard in regards to this application, which had been forwarded to the Planning Commission.

Mr. Gold made a motion to approve application P23-24 with the revision to Section C.2(A)(1)(a).

Mr. Rose 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>

2.	P23-23	Greg Ernst	Parcel 028-19C-20-153	PPA
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Mr. Dutton stated that the application was specifically for the Acme property. He noted that Special Planning Districts required a three-step approval process:

1. Conceptual Plan and Development Guidelines – Approved by City Council in 1999 and amended
2. Preliminary Plan – Current application to the Planning Commission
3. Final Site Plan – Future application to be considered by the Planning Commission

He added that his review of the proposed site plan assumed approval of the Design Guideline amendments. Mr. Dutton stated that the applicant was proposing a 56,360 sq. ft. grocery store with a drive through pharmacy located on the south side of the building. He noted that there was a parking lot to the east and a loading zone to the west. Mr. Dutton stated that the proposal met applicable development standards including setbacks, building size, and Floor Area Ratio.

Mr. Dutton noted that the proposed site plan included access points on Mast Parkway, High Point Drive, and Wooster Pike, which was subject to approval by ODOT. Mr. Dutton stated that the drives on High Point were proposed at 80 ft. in width, which was over the 38 ft. maximum allowed by the Zoning Code. He added that the driveway widths would either have to be

reduced or the Development Guidelines would need to be modified. He noted that the City Engineer recommended 75 ft. for the central and eastern drives.

Mr. Dutton stated that the landscaping sheet included a thick buffer of landscaping to the west to screen the loading zones. He noted that screening would also be needed to the south along the curve of the drive. Mr. Dutton stated that the Forestry Department had requested large street trees along High Point Drive, spaced approximately every 40 ft.

Mr. Dutton stated that a potential Phase 2 would add additional commercial space to the north, with future outlots along Wooster Pike.

Mr. Dutton stated that the proposed Section C.5 of the Development Guidelines stated that the architectural theme for the commercial Sections "A" and "B" shall be established by the Acme grocery store. He noted that the facades facing streets must have a mixture of materials and design features, and facades not facing streets should be consistent with the rest of the design. Mr. Dutton stated that the 5 wall signs shown would meet the Design Guidelines as amended, with the exception of the pharmacy sign which could not be located on a roof. He added that freestanding signs for the development would need to be included in the Final Site Plan.

Mr. Dutton stated that staff recommended approval of application P23-23 with the conditions that City Council shall adopt the proposed changes to the SPD-1 Development Guidelines and the Final Site Plan shall incorporate:

1. Access drives on High Point Drive and Mast Parkway compliant with maximum widths of Section 1145.10(e) or an approved section of the Development Guidelines.
2. ODOT approval for any access drives on Wooster Pike.
3. Public sidewalks along Wooster Pike and High Point Drive and a private sidewalk connecting the building entrance to the public sidewalk shown on all plan sheets.
4. Conifers to the south of the loading zones, near the curved pavement, and internal landscaped islands shown on all plan sheets.
5. Screening of refuse and service areas per Section C.5(8) and (9), if applicable.
6. Large canopy street trees along High Point Drive spaced approximately 40 ft. apart.
7. The location, orientation, lighting, size, and height of all proposed signs.

Present for the case was Greg Ernst of AODK, 14394 Detroit Avenue in Lakewood, and Joe Albrecht of Albrecht Inc., 17 South Main Street in Akron. Mr. Albrecht stated that, in regards to the street trees on High Point Drive, they wanted to strike a balance between having trees and preserving the visibility of the retailers.

There was a discussion as to visibility of the property and placement of trees.

Mr. Rose asked for clarification on the 80 ft. width for the drives. He noted that 80 ft. was probably optimal for trucks. Mr. Rose inquired as to what would need to be done to allow for that width. Mr. Dutton stated that the Design Guidelines would need to be modified to allow

for 80 ft. in width for the drives. Mr. Rose strongly recommended that the Commission make this modification for the westernmost drive.

Mr. Rose expressed concern over traffic flow onto and around the property. Mr. Ernst stated the width of the drives was the same as the opposite side of High Point Drive. He added that it was unknown whether or not ODOT would allow them to have an access drive on Route 3. Mr. Albrecht stated that their traffic study was being reviewed by ODOT. He added that he feared that limiting access points would make it difficult for customers to access the site. There was a discussion on access points and traffic flow.

Mr. Gold inquired as to the requirement for sidewalks. Mr. Dutton stated that sidewalks were part of the development standards. He noted that MMHA already had a sidewalk and there was a sidewalk located at the corner of High Point Drive and Wooster Pike. He added that the new sidewalk would connect them together.

There was a further discussion as to placement of trees along High Point Drive.

Ms. Russell made a motion to approve application P23-23 with the conditions that City Council shall adopt the proposed changes to the SPD-1 Development Guidelines and the Final Site Plan shall incorporate:

1. Access drives on High Point Drive and Mast Parkway compliant with maximum widths of Section 1145.10(e) or an approved section of the Development Guidelines.
2. ODOT approval for any access drives on Wooster Pike.
3. Public sidewalks along Wooster Pike and High Point Drive and a private sidewalk connecting the building entrance to the public sidewalk shown on all plan sheets.
4. Conifers to the south of the loading zones, near the curved pavement, and internal landscaped islands shown on all plan sheets.
5. Screening of refuse and service areas per Section C.5(8) and (9), if applicable.
6. Large canopy street trees along High Point Drive spaced approximately 40 ft. apart west of the middle drive and acceptable on-site landscaping east of the middle drive.
7. The location, orientation, lighting, size, and height of all proposed signs.

Mr. Rose amended the motion to include modification of the Development Guidelines to allow an 80 ft. width drive for the westernmost drive.

Mr. Gold seconded the motion.

There was a brief discussion on driveway width.

Ms. Russell amended the motion to include modification of the Development Guidelines to include a 75 ft. width for the middle and easternmost drive and an 80 ft. width for the westernmost drive.

Mr. Gold seconded the motion.

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>

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman