

CITY of MEDINA

Planning Commission Regular Meeting Minutes December 12, 2024

Meeting Date: December 12, 2024

Meeting Time: 6:00 PM

Present: Nathan Case, Bruce Gold, Rick Grice, Bob Thompson, Andrew Dutton (Community

Development Director), and Sarah Tome (Administrative Assistant)

Absent: Paul Rose and Monica Russell

Approval of Minutes

Mr. Gold made a motion to approve the minutes from November 14, 2024, as submitted.

The motion was seconded by Mr. Case.

Vote:

Case \underline{Y} Gold \underline{Y} Grice \underline{Y} Thompson \underline{Y}

Approved <u>4-0</u>

The Court Reporter swore in all attendees.

Mr. Grice noted that case P24-26 had been removed from the agenda for the evening, as it had been tabled by the applicant.

Applications

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	P24-01	John Patrick Picard	820 West Smith Road	SPA Revision

Mr. Dutton noted that the Commission had seen the application earlier in the year. He stated 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 added that the project previously received approval to remove the existing office building and mixing facility and construct a 2,400 sq. ft. mixing facility with a 960 sq. ft. supply room. He noted that the plan had been revised and no longer included the construction of the supply room. Mr. Dutton stated that the proposed plant was 128 ft. from the western property line and approximately 500 ft. from the front property line.

Mr. Dutton noted that the Site Plan application had been further revised to increase the height of the plant. He noted that the proposed building height had been increased from 60 ft. to 78 ft. He added that structures further than 100 ft. from a property line were permitted to be up to 80 ft. in height.

Mr. Dutton stated that staff recommended approval of revised application P24-01 as submitted, including the previous 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 Massillon. Mr. Picard stated that an internal mechanism was being developed for the batch plant resulting in the need for a taller structure. He continued that the storage room attached to the plant would no longer be needed. Mr. Picard noted that a silo currently located on the property would be moved next to the new building, where the proposed storage room had been located. He added that the silo was 8 ft. in diameter and 35 ft. tall.

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

Mr. Thompson seconded the motion.

Vote:

 $\begin{array}{ccccc} \text{Gold} & \underline{Y} & \text{Grice} & \underline{Y} \\ \text{Thompson} & \underline{Y} & \text{Case} & \underline{Y} \end{array}$

Approved <u>4-0</u>

2. P24-29 Brian Fischbach 1035 Industrial Parkway SPA

Mr. Dutton stated that the existing property incorporated an approximate 18,250 sq. ft. outdoor storage area to the northwest of the building. He added that the applicant was proposing to expand the outdoor storage area by approximately 33,156 sq. ft. to the north of the building. Mr. Dutton stated that, as the property was adjacent to industrial zoning and uses, there were no required setbacks for outdoor storage. He noted that the proposed outdoor storage area was set back 24 ft. from the eastern property line.

Mr. Dutton noted that lot coverage was compliant with lot coverage requirements at approximately 65%. He continued that there were no substantial changes to access or circulation. Mr. Dutton stated that the proposed outdoor storage area would be concrete, and surrounded by a 6 ft. tall fence with barbed wire, which was allowed in industrial areas. He added that a stormwater management area was proposed for the project in the northwest corner of the site.

Mr. Dutton stated that staff recommended approval of application P24-29 as submitted.

Present for the case was Brian Fischbach, Senior Manager, Civil Engineering, for Monomoy CRE, 295 Seven Farms Drive, Suite 204 in Charleston, South Carolina.

Mr. Gold made a motion to approve application H24-29 as submitted.

Mr. Case seconded the motion.

Vote:

Grice \underline{Y} Thompson \underline{Y}

Case Y Gold Y

Approved 4-0

3. P24-31 Rebekah Shrock 5192 Lake Road SPA

Mr. Dutton stated that the property contained a large industrial building, railyard, and associated parking and drives. He added that the applicant was proposing to construct a 2,880 sq. ft. storage building on the east side of the property. Mr. Dutton noted that the proposed structure was over 100 ft. from the side and rear property lines. He stated that the accessory structure was proposed between the building and Lake Road, which was considered the front yard, even though it was behind a row of industrial buildings adjacent to Lake Road. Mr. Dutton noted that the applicant had filed for a variance with the Board of Zoning Appeals to locate an accessory building in the front yard.

Mr. Dutton stated that architectural plans indicated a typical industrial storage building design incorporating vertical metal siding and a pitched roof. He added that the proposed accessory structure would not affect parking, access, or circulation.

Mr. Dutton stated that staff recommended approval of application P24-31 as submitted with the condition that the structure shall comply with Planning and Zoning Code Section 1113.05(I)(2)(B.)(2.) regarding the location of an accessory structure in the front yard or a variance shall be approved by the Board of Zoning Appeals.

Present for the case was George Hill, Maintenance/Safety Manager for Ravago, 5192 Lake Road. Mr. Hill stated that outdoor equipment was being stored within the main building and the accessory structure was proposed to store the equipment.

Mr. Gold made a motion to approve application P24-31 for Site Plan approval as submitted with the condition that the structure in the front yard shall receive a variance from the Board of Zoning Appeals.

Mr. Thompson seconded the motion.

Vote:

Thompson \underline{Y} Case \underline{Y}

Gold \underline{Y} Grice \underline{Y}

Approved <u>4-0</u>

	4.	P24-32	John Kirshner	890 & 900 West Smith Road	Lighting Height Increase
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Mr. Dutton stated that the site was located between Owens Corning and FBC Chemical and the subject parking lot spanned the two properties. He stated that the applicant was proposing to install new parking lot lights in the lot. Mr. Dutton noted that the proposed lights were 27.5 ft. in height, including a 25 ft. light pole and 2.5 ft. concrete base. He stated that, as the proposed lighting exceeded the 25 ft. allowed in the industrial district, the additional height would need to be reviewed by the Planning Commission. Mr. Dutton noted 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 the lighting incorporated a compliant full cut-off light fixture, which directed light downward.

Mr. Dutton stated that staff recommended approval of the request as the proposed lighting incorporated a height necessary to illuminate a large parking lot in an industrial area.

Present for the case was John Kirschner of Owens Corning, 890 West Smith Road.

Mr. Gold made a motion to approve application H24-32 for the lighting height increase.

Mr. Case seconded the motion.

Vote:

Case \underline{Y} Gold \underline{Y}

Grice \underline{Y} Thompson \underline{Y}

Approved <u>4-0</u>

Rick Grice, Chairman

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,						
Sarah Tome						