



**CITY of MEDINA**  
**Planning Commission**  
**Regular Meeting Minutes**  
**December 14, 2023**

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Meeting Date: December 14, 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 November 9, 2023 as submitted.

The motion was seconded by Mr. Rose.

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. P23-25 David Pontia 1035 West Smith Road SPA

Mr. Dutton stated that the property was located on the north side of West Smith Road and that the surrounding properties were all zoned Industrial. He noted that the site currently contained a 74,800 sq. ft. Drug Mart warehouse building with access off of West Smith Road.

Mr. Dutton stated that the applicant was proposing a 75,000 sq. ft. warehouse addition to the east side of the existing building. He added that the proposed addition met the applicable development standards, including setbacks and height. Mr. Dutton stated that the plans included a gravel fire access drive. He noted that Section 1145.09(a)(3)(A.) of the Zoning Code required that any drives between the building and the street be hard surface. Mr. Dutton stated that the applicant had filed a variance with the Board of Zoning Appeals regarding the drive. He stated that the Fire Department was all right with the gravel surface and had requested that the drive be 24 ft. wide.



virtually unused. Mr. Hauch stated that the grading of the site would have also required retaining walls for the drive. Mr. Myers stated that there was over 10 ft. of fall across the property, making the road unusable without retaining walls.

Mr. Rose inquired as to whether or not everything was in place for the egress onto Industrial Parkway. Mr. Hauch stated that there was a verbal agreement with the property owner, but it had not been formalized yet. Mr. Rose stated he thought there should be a formalized agreement in place before the Commission approved the site plan.

Mr. Grice asked if there were any comments from the public. There were no public comments.

Mr. Dutton asked the Commission for feedback regarding the proposed cul-de-sacs. There was a discussion as to the concerns of the Engineering and Fire Departments. Mr. Dutton stated that there were concerns that if there was an accident on the northern end of the long western drive, emergency services would be unable to gain access. There was a discussion as to the possibility of adding a gravel drive connecting the cul-de-sacs to be used in emergencies.

### 3. P23-27 City of Medina Multi-Use Path Plan Plan Adoption

Mr. Dutton stated that, earlier in the year, Council had authorized the Planning Department to hire a consultant to create a Multi-Use Path Plan for the city. He added that the Envision Group was hired to conduct the plan. Mr. Dutton stated that the process had included steering committee meetings, public hearings, and public surveys. He added that the plan included cost estimates and funding sources for the proposed paths. Mr. Dutton stated that Ryan Smalley of the Envision Group was present to provide an overview of the project.

Ryan Smalley of Envision, 2249 Elm Street, Suite 419, Cleveland, stated that, over the past 9 months, six steering committee meetings, three public hearings, and two surveys were conducted to gain public engagement in the plan. He noted that the goals for the plan were:

- To serve as a guide for future trail development within the City and connect to trails in the region.
- To create an interconnected multiuse trail system that linked people to places of interest.
- To provide residential neighborhoods with convenient access to the trail system.
- To develop an implementation strategy that prioritized trail segments, detailed preliminary costs, highlighted constraints, and identified funding sources.

Mr. Smalley stated that information gained in the public meetings and surveys was utilized to create a concept plan for the multi-use paths. He presented the Concept Plan divided into buildable sections to facilitate implementation. He noted that a prioritization matrix was based on six criteria including asset linkages, neighborhood connections, private right-of-way, ease of construction, public/stakeholder support, and funding competitiveness and partnerships. Mr. Smalley stated that each trail section was ranked on a 1 to 4 scale for each criterion, with an average score of above 3 being considered a high priority section. He added that high priority

trail segments were broken down into buildable subphases that met criteria for grants the City would need to apply for to build the trails. Mr. Smalley stated that grant partners, preliminary estimates with phasing diagrams, and typical section overviews were included in the interest of grant funding.

Mr. Grice asked if there were any comments from the public. There were no public comments.

Mr. Gold made a motion to recommend approval of the Multi-Use Path Plan to City Council.

Ms. Russell seconded the motion.

Vote:

Grice            Y        Rose            Y

Russell        Y        Case            Y

Gold            Y

Approved      5-0

**Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Rick Grice, Chairman