



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
December 8, 2022

Meeting Date: December 8, 2022

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 10, 2022 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. P22-30 Hemil Patel 1065 North Court Street CZC

Mr. Dutton stated that the applicant, Hemil Patel, was requesting Conditional Zoning Certificate approval for a drive through at 1065 North Court Street. He noted that the property was also home to Citizens Bank and Subway. Mr. Dutton stated that the applicant proposed to add a drive through on the north side of the building. He added that the applicant proposed to add lane striping and arrows to the parking lot to make traffic flow one way, counterclockwise on the property. Mr. Dutton stated that the applicant had indicated that there would only be a pickup window, and that there would not be an ordering board or a speaker.

Mr. Dutton stated that staff recommended approval of application P22-30 for a drive-thru facility at 1065 North Court Street, as presented.

Present for the case was Hemil Patel, the owner of the Bahia Bowls located in Crocker Park. Mr. Patel stated that he was looking to expand his business in Medina. He noted that the pickup

window would be for customers who had placed an order through their app or online. Mr. Patel stated that they would also have a little seating inside of the restaurant.

Mr. Grice opened the public hearing. There were no questions or comments from the public.

Mr. Gold made a motion to approve application P22-30 as submitted.

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. P22-31 David Youse 870 North Court Street SPA/CZC

Mr. Dutton stated that the applicant was requesting Site Plan and Conditional Zoning Certificate approval for bank with a freestanding drive through at 870 North Court Street. He noted that the site was currently part of the Giant Eagle property. Mr. Dutton stated that the applicant proposed to place the bank on the west side of the property, next to North Court Street. He noted that the applicant had updated the site plan to remove the trash enclosure from the north side of the property. Mr. Dutton stated that the project met the majority of the applicable development standards, with the exception of the rear setback. He added that the applicant had filed for a variance to the rear setback requirement.

Mr. Dutton stated that the City Engineer recommended that an access easement be recorded on the eastern side of the property, guaranteeing access to the public right of way.

Mr. Dutton stated that staff recommended approval of application P22-31 for Site Plan approval as submitted, with the following conditions:

1. An easement shall be recorded between the proposed bank parcel and the original parcel to allow permanent access to the site.
2. The project shall comply with Planning and Zoning Code Section 1137.05 regarding building setbacks or a variance shall be approved by the Board of Zoning Appeals.

Present for the case was Erin Gogolin, 1 Allegheny Square, Suite 402 in Pittsburg, and Vaughn Bensen, of Feinknopf Macioce Schappa Architects, 995 West 3rd Avenue in Columbus.

Ms. Russell asked if there would be any issues getting the easement. Ms. Gogolin stated that they had been in communication with Giant Eagle and did not anticipate any issues.

Mr. Rose inquired as to what would happen to the current Chase Bank on East Reagan Parkway. The applicant responded that the bank would be moving to the proposed North Court Street location.

There was a discussion as to whether or not there would be increased traffic to the Giant Eagle Parking lot and to North Court Street. Seth Burke of JP Morgan/Chase Bank, 1300 East 9th Street, Cleveland, stated that the bank's business model had changed over the last couple of decades. He indicated that banks had become advice centers, rather than transaction centers. Mr. Burke added that he did not believe that there would be any additional traffic to North Court Street.

Mr. Grice opened the public hearing. There were no questions or comments from the public.

Mr. Gold made a motion to approve application P22-30 as submitted, with the following conditions:

1. An easement shall be recorded between the proposed bank parcel and the original parcel to allow permanent access to the site.
2. The project shall comply with Planning and Zoning Code Section 1137.05 regarding building setbacks or a variance shall be approved by the Board of Zoning Appeals.

Mr. Case 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