



Mr. Dutton stated that Staff recommended approval of application P21-20 for a drive-thru facility at 540 Blake Avenue with the following conditions:

1. The project shall receive approval from the Board of Zoning Appeals to Section 1155.10(a) regarding the requirement for a drive-thru to locate on an arterial street;
2. At any point in the future, the applicant shall install improvements to address vehicular traffic issues as deemed necessary by the City Engineer; and
3. Fencing on the south and east sides of the property in disrepair shall be repaired or replaced.

Present for the case were Reed Richins, 5189 Park Drive, Medina, OH 44256, the architect for the project, and William Adams, 665 Lafayette Rd. Medina, Ohio 44256, owner of the property.

Mr. Reed Richins, the architect, stated that he appreciated the staff report and fully agreed with it. Mr. Reed Richins also stated that great improvements had been made to the property and would continue to be made with the addition of the drive-thru.

Mr. Gold asked if the property would be changing hands and if the owner would be fixing the fence on the east and south sides of the property. The owner stated that the property would not be changing hands and that the fence would be repaired.

Mr. Grice opened the public hearing and asked if there was anyone present who wished to address the commission regarding the application.

Mr. Troy Gerspacher, 5743 Tristin Tree Drive, came forward in support of Mr. Adams. He stated that Covid made a drive-thru necessary and the proposal would improve the building.

Mr. Brian Faron of the Medina Historical Society, 205 South Prospect Street, stated that the Medina Historical Society had no objections. He also stated that three sides of the building had been improved with new siding and asked if the fourth would be as well. The owner responded that the fourth side would be sided once the permits had been granted for the drive-thru. Mr. Faron also asked about snow removal from the property in the winter. Mr. Adams stated that he had not given much thought to this yet, but offered several possible solutions.

Ms. Jess Hazeltine, 515 Blake Avenue, came forward in support of Mr. Adams. She stated that she lived on the street in question and was fine with the addition of the drive-thru. Ms. Hazeltine also stated that she supports the drive-thru as a member of the Council, as she wanted to redevelop that section of Ward 1.

Mr. Gold made a motion to approve the application with the stipulations that the project receive approval from the Board of Zoning Appeals, the applicant make improvements to the property, such as the fence repairs, and that the applicant shall make any improvements required at a future date due to traffic issues.



Vote:

Gold        Y

Grice        Y

Russel      Y

Approved 3-0

3.        P21-22                      543 E. Washington St                      Richard Carlisle                      TC-OV/SPA

Mr. Dutton stated that the applicant was requesting Site Plan and TC-OV approval for an addition to the west side of the building. Mr. Dutton noted that this property had been previously approved for minor changes in October 2020 and that the applicant was now asking for the approval of a two story addition. Mr. Dutton stated that the project meets the applicable minimum general development standards, except for the required rear building setback. Mr. Dutton stated that a building with a nonconforming rear building setback may be enlarged as long as the addition is no closer to the property line and the building footprint was not increased by more than 50%. He continued that the proposed addition was not closer to the property line and increases the building footprint by approximately 17%, the addition was permitted at the proposed rear setback. Mr. Dutton also stated that he had received a letter from the property owner to the north stating that they had no objections.

Mr. Dutton stated that Staff recommended approval of application P21-22 for a building addition at 543 E. Washington Street, as submitted.

Present for the case was Mr. James Haas, of Westwork Architectural Studio, 29425 Chagrin Blvd # 202, Cleveland, OH 44122. Mr. Haas stated that the addition accounted for about a story and a half and asked if there were any questions.

There were no questions from the commission or the public.

Ms. Russel made a motion to approve the application as submitted.

Mr. Gold seconded the motion.

Vote:

Gold        Y

Grice        Y

Russel      Y

Approved 3-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

---

Sarah Tome

---

Rick Grice, Chairman