



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

Meeting Date: February 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 January 12, 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. P23-01 Jay Bruckner 5854 West Smith Road SPA/CZC

Mr. Dutton stated that the applicant, Jay Bruckner, was requesting Site Plan and Conditional Zoning Certificate approval for tractor trailer parking and storage. Mr. Dutton stated that the proposed site plan met the setback, lot coverage, and access requirements. He stated that the proposed surface material was gravel. Mr. Dutton added that in the I-1 district, anything between the right-of-way and the back of the building had to be a hard surface. He stated that since there was not a building on the site, a hard surface was required between the right-of-way and the front building setback. Mr. Dutton noted that the City's Engineer had indicated that the site would require stormwater management.

Mr. Dutton stated that staff recommended approval of application P23-01 as submitted, with the following conditions:

1. The species and size of landscape materials shall be indicated.
2. The project shall comply with applicable requirements of the City of Medina Engineering Department, including, but not limited to, stormwater management.

Present for the case were Jay Bruckner, 2575 Medina Road, and Alexander Stan, the owner of 5854 West Smith Road. Mr. Bruckner stated that they had some questions to ask in regards to the application. He indicated that they were interested in using asphalt grindings as opposed to gravel for the parking lot surface. He stated that they were also considering installing a berm around the property.

Mr. Dutton stated that the Planning Commission and the City's Engineer would both need to sign off on any changes.

Ms. Russell stated that since the applicant was looking to make changes to their proposal, the application should be tabled until the revisions were made.

Mr. Rose agreed with Ms. Russell.

Mr. Bruckner requested the tabling of the application in order to revise the Site Plan.

2. P23-02 City of Medina 855 Weymouth Road SPA

Mr. Dutton stated that the applicant was requesting Site Plan approval for a 1,762 sq. ft. addition to the Medina Recreation Center. He noted that the project had been previously approved in 2019 for a 4,328 sq. ft. addition. Mr. Dutton stated that, due to COVID-19, the project never moved forward. He added that the proposed addition would be for a free-weight area. Mr. Dutton stated that the proposed addition met all setback requirements and did not make any changes to landscaping or parking.

Mr. Dutton stated that, due to this Site Plan application being in the P-F zoning district, a public hearing was required.

Mr. Dutton stated that staff recommended approval of application P23-02 as submitted.

Mr. Grice opened the public hearing.

Dana Schneider, of 730 Lindenwood Lane, inquired if there would be any change in access to the site. Mr. Dutton stated that there would not.

James Stewart, of 820 Weymouth Road, stated that he had lived through the building of the high school and was concerned that there would be similar traffic issues due to this new addition. Mr. Dutton stated that only a small addition was proposed, so there would not be any traffic issues. Mr. Stewart stated that there are a lot of traffic issues on Weymouth Road.

Colleen Webb, of 546 Ridge Drive, asked if the new addition would add to water drainage issues already existing in the area. Ms. Russell stated that, as the addition was small and in between

the existing Rec Center and the parking lot, she could not see that it would increase drainage issues. Mr. Case agreed with Ms. Russell, stating that the water coming off the room would go into the storm drains.

Mr. Gold made a motion to approve application P23-02 as submitted.

Mr. Case 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>

3. P23-03 David Budge 029-19A-22-008 (Commerce Drive & West Smith Road) SPA

Mr. Dutton stated that the applicant was requesting Site Plan approval for a 32,450 sq. ft. warehouse for Famous Supply. He stated that there would be two, two-way access points for the site. Mr. Dutton noted that the plans showed 80 off-street parking spaces, which would be considered high for warehousing and wholesaling uses. He stated that the applicant had indicated that the proposed spaces were necessary, as employee training would take place at the facility in addition to the warehousing, wholesaling, and a showroom. Mr. Dutton stated that the applicant was working with the City's Engineering Department regarding stormwater management, which would utilize a regional stormwater management basin to the east of the site.

Mr. Dutton stated that staff recommended approval of application P23-03 as submitted, with the following conditions:

1. The dumpster enclosure screening type and height shall be indicated and shall comply with the requirements of Section 1155.05(a).
2. All lighting shall incorporate full cut-off fixtures per Section 1145.09(c)(5).
3. The project shall comply with stormwater and all other applicable requirements of the City of Medina Engineering Department.

Present for the case was David Budge of WXZ Development, Inc., 22720 Fairview Center Drive in Fairview Park, and Matt Weber of Weber Engineering, 2555 Hartville Road in Rootstown. Mr. Budge stated that Famous Supply had been in business since 1933, and that the nearest site

was in Akron. He stated that the company was growing and that they looked forward to becoming part of the Medina community.

Mr. Gold asked if they had worked out stormwater retention basin issues with the neighboring properties and with the City's engineer. Mr. Weber stated that they had had a preliminary meeting with the City and that they would meet the requirements. Mr. Budge noted that they were in communication with the neighboring properties and were working on updating the stormwater management agreements.

Mr. Gold made a motion to approve application P23-03 as submitted, with the following conditions:

1. The dumpster enclosure screening type and height shall be indicated and shall comply with the requirements of Section 1155.05(a).
2. All lighting shall incorporate full cut-off fixtures per Section 1145.09(c)(5).
3. The project shall comply with stormwater and all other applicable requirements of the City of Medina Engineering Department.

Mr. Rose 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